

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	1725	9/11/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000107200	161	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10005		013	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
3,280	212,375	215,655		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential					Commercial				
Multiple Improvements:				Multiple Improvements :					Multiple Improvements :				
Construction Date:				Construction Date : 1875					Construction Date :				
Floor:				Floor Sq. Ft. : 2,280					Floor Sq. Ft. :				
Building Cost New:				Cost : 283,485					Cost :				
Single Family Style: 1 02				Residential Condition: 3 0					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input checked="" type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 5 0					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank: Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input checked="" type="checkbox"/> Very Good					(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO FAMILY LLC

Comments from
000107200

Comments:

(Continue on back)

Real Estate Transfer Statement

161

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R and Merna C Van Beber Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Moxana, LLC Street or Other Mailing Address 544 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 129,720.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 544 N Seward St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) See attached			

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$ _____	01.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ _____	1
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b _____.	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	24 \$ _____	01.00
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Kory McCracken

Print or Type Name of Grantor or Authorized Representative

sign

Attorney

Signature of Grantee or Authorized Representative

Title

here

Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	30 Recording Date <u>BR 2024, 9 17 25</u>	
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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.

Certificate of Exemption – Documentary Stamp Tax

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

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?

☒ Yes ☐ No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?

☐ Yes ☐ No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

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

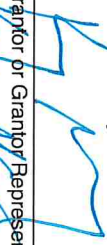

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Charles R. Van Beber	Parent
Merna C. Van Beber	Parent
Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)	

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

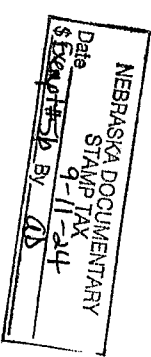
Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign
here

	Attorney	9/11/24
Grantor or Grantor Representative	Title	Date
	Attorney	9/11/24
Grantee or Grantee Representative	Title	Date

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 11 day
of Sept A.D., 2024, at 12:37
o'clock AM. Recorded in Book 2024
on Page 1725Abigail Hwang County Clerk
10, 20 Deputy
Ind. Comp. Assessor Carded

WARRANTY DEED

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

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:

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

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

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

Executed September 11, 2024.

Charles R Van Beber
Charles R. Van Beber

Mema C Van Beber
Mema C. Van Beber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 11, 2024, by Charles R. Van Beber and Mema C. Van Beber, husband and wife.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	1726	9/11/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000114200	162	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4491			00	0	10005		024	0000	
Date of Sale Assessed Value													
Land	Improvements	Total		Date of Sale Property Classification Code									
1,640	60,710	62,350		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 1 0 1				Residential Condition: 3 0				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 2 0				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from													
000114200													
Comments:													
(Continue on back)													

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

162

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carl B. Anderson and Mary S. Anderson Street or Other Mailing Address 9161 Baldwin Creed Rd City Leonardville State KS Zip Code 66449 Phone Number (785) 806-6817 Email Address n/a			
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Wey Fencing, LLC Street or Other Mailing Address 1118 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (913) 749-3546 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? 58,520.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 237 N Cedar St Red Cloud, NE 68970			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) See attached Lots 4, 5, 6 Block 24, Original Town of Red Cloud, Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed. 22 \$ 38,000.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 38,000.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Kory McCracken

Print or Type Name of Grantor or Authorized Representative

Attorney

Title

sign here

Signature of Grantee or Authorized Representative

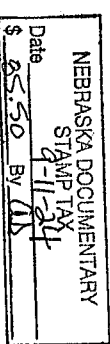
Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. <u>9</u> Day <u>11</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>85.50</u>	30 Recording Date <u>BR 2024, 10 17 24</u>	
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State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of Sept A.D., 2024, at 11:33
o'clock PM. Recorded in Book 2024
on Page 1724
Andrey Hruag County Clerk
AB Deputy
Ind Comp Assessor Carded

**WARRANTY DEED**

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

Lots Four (4), Five (5) and Six (6), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed September 11, 2024.

Carl B. Anderson
Carl B. Anderson
Mary S. Anderson
Mary S. Anderson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 11, 2024, by Carl B. Anderson and Mary S. Anderson, husband and wife.

Comm. expires



Notary Public

[Signature]

Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	1723	8/30/2024		Base: 91-0074			Affiliated:			Unified:			
Location ID	Sale Number	Usability & Code #	Parcel Number												
001601700	160	4	05	GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Bk	Parcel			
Date of Sale Assessed Value				4243	3	10	5	3	00000	1	000	0000			
Land	Improvements	Total	Date of Sale Property Classification Code												
759,765	42,485	802,250	Status	Property Type	Zoning	Location	City Size	Parcel Size							
Irrigation Type:			A)	2	B)	05	C)	5	D)	3	E)	0	F)	9	
LCG		ACRES:	LCG		ACRES:	VALUE:									
IRRIGATED	1A1		GRASSLAND		1G1		71.330		110,565						
	1A				1G		43.830		67,940						
	2A1				2G1		42.480		61,595						
	2A				2G										
	3A1				3G1		3.520		5,105						
	3A				3G		0.410		205						
	4A1				4G1										
	4A				4G		1.960		980						
DRYLAND	1D1		Shelterbelt/Timber												
	1D	37.030					101,835								
	2D1	21.310					58,605								
	2D	48.730					134,010								
	3D1	18.300					50,325								
AGLAND TOTAL									342.600	738,845					
	3D				Roads		8.460								
	4D1	2.290			Farm Sites		2.000	20,920							
	4D	51.410			Home Sites										
					Recreation										
Dwellings					Other										
Outbuildings							42,485	Non-AG TOTAL		10.460	20,920				

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; SEVERENCE OF JOINT TENANCY WITH SPOUSE

Comments from

Comments:

001601700 001602400 001602900

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

160

FORM
521

Good Life, Great Service.

SEPARATE OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 30 Yr. 24	4 Date of Deed Mo. 8 Day 30 Yr. 24	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert M. Glenn and Katie M. Glenn Street or Other Mailing Address 3678 140th Avenue City Cedar Rapids State NE Zip Code 68627 Phone Number 402-460-7471		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Katie M. Glenn Street or Other Mailing Address 3678 140th Avenue City Cedar Rapids State NE Zip Code 68627 Phone Number 402-460-7471 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Email Address bobglenn79@yahoo.com		Email Address bobglenn79@yahoo.com		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty		(C)
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) _____ 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? 977,020.00				
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %				
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes _____ <input checked="" type="checkbox"/> No				
18 Address of Property 1784 Road 1400 Blue Hill, NE 68930 and other land without an address		19 Name and Address of Person to Whom the Tax Statement Should be Sent Katie M. Glenn 3678 140th Avenue Cedar Rapids, NE 68627		
18a <input type="checkbox"/> No address assigned <input type="checkbox"/> 18b <input type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) See attached				
21 If agricultural, list total number of acres transferred in this transaction 357.50				
22 Total purchase price, including any liabilities assumed. _____ 22 \$ 0.00				
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____ 23 \$ 0.00				
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____ 24 \$ 0.00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 14 bbs				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No				

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct.
and that I am duly authorized to sign this statement.
Katie M. Glenn
Print or Type Name of Grantee or Authorized Representative
sign here *Katie M. Glenn*
Signature of Grantee or Authorized Representative Title _____
Phone Number **9-60-24**
Date

28 Date Deed Recorded Mo. 9 Day 10 Yr. 24			29 Value of Stamp or Exempt Number \$ Exempt #14	30 Recording Data BR2024 Pg 1723	For Dept Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Tract 1(a):

The Northwest Quarter (NW $\frac{1}{4}$) 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 NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW $\frac{1}{4}$, 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;
AND EXCEPT a tract in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8, more particularly described as follows: Commencing at the Northwest corner of said NW $\frac{1}{4}$, 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):

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) 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 NW $\frac{1}{4}$, 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.

Tract 1(c):

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) 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 NW $\frac{1}{4}$, 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 2:

The Southwest Quarter (SW $\frac{1}{4}$) 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 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seven (7), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY

STAMP TAX

Date: 09/10/24

\$ EX014 By AS

Bk 2024, Pg 1723

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 10:17
o'clock AM. Recorded in Book 2024
on Pages 1723-1724

Anthony D. Boring County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

QUITCLAIM DEED

Robert M. Glenn and Katie M. Glenn, *f/k/a* Katie M. Krueger, GRANTOR(S), in consideration of severance of joint tenancy received from GRANTEE, Katie M. Glenn, *f/k/a* Katie M. Krueger, quitclaim and convey to GRANTEE the following described real estate (as defined in Neb.Rev.Stat. §76-201):

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 NW¼ NW¼ of said Section 8, 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 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):

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 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.

Tract 1(c):

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 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 2:

The Southwest Quarter (SW¼) 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 (NW¼ NW¼) 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
Robert M. Glenn

Katie M. Glenn
Katie M. Glenn

STATE OF NEBRASKA

COUNTY OF Bone

)
)
) ss:

The foregoing instrument was acknowledged before me this 20th day of August, 2024 by Robert M. Glenn and Katie M. Glenn, Grantors.



Julia J Seier
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1700	9/4/2024	Base: 91-0074					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000308200	159	1		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4133			00	0	20005		018	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
5,360	190,340	195,700		A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
Assessor Location: BLUE HILL (BH)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
				1968									
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
				1,244									
Building Cost New:				Cost :				Cost :					
				171,085									
Single Family Style: 103				Residential Condition: 35				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input checked="" type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from
000308200

Comments:

(Continue on back)

6710

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

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

1 County Name Webster - 91	2 County Number 159	3 Date of Sale/Transfer Mo. 9 Day 4 Yr. 24	4 Date of Deed Mo. 8 Day 15 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Caleb Kempley and Brianna Kempley Street or Other Mailing Address 802 Lancaster Street City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eduardo Alvarez Gonzalez and Claudia Alfonso Dieguez Street or Other Mailing Address 802 Lancaster Street City Blue Hill State NE Zip Code 68930	
Phone Number N/A		Phone Number 402-519-8130	
Email Address N/A		Email Address N/A	
Is the grantee a 501(c)(3) organization?		If Yes, is the grantee a 509(a) foundation?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child	14 What is the current market value of the real property? 175,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Chris Esch <input type="checkbox"/> No	18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees 802 Lancaster St. Blue Hill, NE 68930
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 _____.	22 Total purchase price, including any liabilities assumed. 22 \$ 175,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00	24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 175,000.00
25 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

sign here

Eduardo Alvarez Gonzalez

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Grantee

Title

Date 9/4/2024

Phone Number 402-519-8130

28 Date Deed Recorded Mo. 9 Day 10 Yr. 24	29 Value of Stamp or Exempt Number \$ 393.75	30 Recording Data BK 2024 Pg 1700	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

State of Nebraska } ss. Entered on the
County of Webster } 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

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

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

JOINT TENANCY WARRANTY DEED

CALEB KEMPLAY AND BRIANNA KEMPLAY, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which 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):

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

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

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

Executed: August 15th, 2024.

Caleb Kemplay *Brian. N. Kemplay*
CALEB KEMPLAY **BRIANNA KEMPLAY**

STATE OF NEBRASKA)
) SS:
COUNTY OF) :

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

[Signature]
Notary Public

My commission expires: 4-15-25



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2024	1664	9/5/2024	Base: 91-0002				Affiliated:				Unified:			
Location ID	Sale Number	Usability & Code #		Parcel Number											
000109700	158	1		GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4371											
Land	Improvements	Total		Date of Sale Property Classification Code											
820	36,040	36,860		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1						
				Residential						Commercial					
Multiple Improvements:				Multiple Improvements :						Multiple Improvements :					
Construction Date:				1903						Construction Date :					
Floor:				1,180						Floor Sq. Ft. :					
Building Cost New:				117,160						Cost :					
Single Family Style: 101				Residential Condition: 20						Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:													
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:													
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame													
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame													
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls													
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls													
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls													
Townhouse or Duplex Style:				Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:													
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out													
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn													
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average													
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good													
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good													
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent													

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

Assessor Comments and Reason for Adjustment:

WD

Comments from

000109700

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

158

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 89 Day 5 Yr. 2024	4 Date of Deed Mo. 88 Day 27 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tanner O. Krizek Street or Other Mailing Address 322 E 14th St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin R Hobbs Street or Other Mailing Address 400 E 7th City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0433 Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 55,000.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 337 W 6th Avenue Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
20 Legal Description (Attach additional pages, if needed.) The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____			
22 Total purchase price, including any liabilities assumed. 22 \$ 55,000.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 55,000.00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Benjamin R. Hobbs
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title
Grantee
 Date
8/23/2024
 (402) 746-0433
 Phone Number

here sign here

Register of Deed's Use Only

28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Date For Dept. Use Only

Mo. **9** Day **5** Yr. **24** \$ **123.75** **BR2024 Pg 1664**

Entered on the

numerical index and filed for record in the Clerk's office of said county this 5 day of Sept A.D., 20 at, at 11:51 o'clock A.M. Recorded in Book 2021 on Page 1463-1464
Anthony County Clerk
16.00 AL Deputy
Ind Comp Assessor Carded

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

WARRANTY DEED

Tanner O. Krizek and Roxann Krizek, husband and wife, Grantors, in consideration of ONE 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):

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

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

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

~~Executed~~ August 27, 2024.

Tanner O. Krizek

STATE OF NEBRASKA

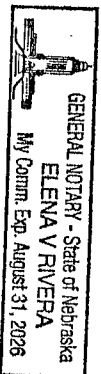
COUNTY OF Yolk) ss.
))

The foregoing instrument was acknowledged before me on August 31, 2024 by



STATE OF NEBRASKA)
) ss.
COUNTY OF Yovle)

The foregoing instrument was acknowledged before me on August 27, 2024 by
Roxann Krizek, wife of Tanner O. Krizek.



Elena V. Rivera
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1654	9/3/2024	Base: 91-0002					Affiliated:		Unified:		
Location ID	Sale Number	Usability & Code #		Parcel Number									
000130200	157	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10020		016	0000	
Land	Improvements	Total	Date of Sale Property Classification Code										
1,970	299,565	301,535	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
			Residential			Commercial							
Multiple Improvements:			Multiple Improvements:			Multiple Improvements:							
Construction Date:			Construction Date:			Construction Date:							
Floor:			Floor Sq. Ft.:			Floor Sq. Ft.:							
Building Cost New:			Cost:			Cost:							
Single Family Style: 102			Residential Condition: 30			Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:							
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:							
(102) <input checked="" type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:			Residential Quality: 40			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank: Condition:							
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Worn Out							
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn							
(308) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average							
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> Good							
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good							
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent							

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

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD

Comments from

000130200

Comments:

(Continue on back)

3640

Real Estate Transfer Statement

157

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>3</u> Yr. <u>24</u>	4 Date of Deed Mo. <u>4</u> Day <u>3</u> Yr. <u>24</u>
Webster - 91			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William K Fogg, II, PR for the Estate of William K Fogg Street or Other Mailing Address 325 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3387 Email Address N/A		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 State NE Zip Code 68970 Phone Number (402) 746-3387 Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)	
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt	<input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
14 What is the current market value of the real property? 182,285.00		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18 Address of Property 241 W 9th St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) See Attached			

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$	01.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	23 \$	01.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	24 \$	01.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613
Phone Number
9/3/24
Date

Register of Deed's Use Only

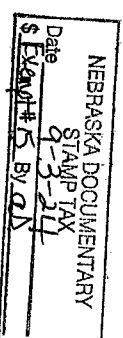
28 Date Deed Recorded Mo. <u>9</u> Day <u>3</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 15	30 Recording Data BK2024, Pg 1654	For Dept Use Only
--	--	--------------------------------------	-------------------

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 }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of Sept A.D., 2024, at 3:54
o'clock PM, Recorded in Book 224
on Page 1654
Abbe tang County Clerk
JD.D Deputy
Ind Comp Assessor Carded

BOOK 2024 PAGE 1654



DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

William K. Fogg, II, Personal Representative of the Estate of William K. Fogg, Deceased, 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):

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,

subject to easements and restrictions of record.

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

Executed September 3, 2024.

ESTATE OF WILLIAM K. FOGG, DECEASED

BY: *William K. Fogg, II* PR
William K. Fogg, II, Personal Representative

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

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

Comm. expires:



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1623	8/23/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000162601	156	14		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371		00	0	10090	1	000	0000		
Land	Improvements	Total		Date of Sale Property Classification Code									
10, 935		10, 935		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RURAL (RUR)				A) 2	B) 05	C) 1	D) 1	E) 6	F) 6				
Residential				Commercial									
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:				Cost Rank:					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				(6) <input type="checkbox"/> Pole Frame					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000162601 001800600

Comments:

(Continue on back)

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1623	8/23/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
000162601	156	1	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
			4371			00	0	10090	1	000	0000		
Date of Sale Assessed Value			Date of Sale Property Classification Code										
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size					
10, 935		10, 935	A) 2	B) 05	C) 1	D) 1	E) 6	F) 6					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1	7.570	10,935								
1A			1G										
2A1			2G1										
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D			Accretion										
2D1			Waste										
2D			Other										
3D1			AG LAND TOTAL	7.570	10,935								
3D			Roads										
4D1			Farm Sites										
4D			Home Sites										
			Recreation										
Dwellings			Other										
Outbuildings			Non-AG TOTAL										

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value: 13,815

Assessor Comments and Reason for Adjustment:

JTWTD

Comments from

000162601 001800600

Comments:

(Continue on back)

46190
61310

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>23</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>23</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Spare Time Property Management, L.L.C. Street or Other Mailing Address 1112 Road K	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry W Hoit and Patrick Hoit Street or Other Mailing Address 1815 Road L
--	--

City Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970
Phone Number (402) 746-3433	Phone Number (402) 469-0264	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Email Address N/A	Email Address N/A				

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

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

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

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

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

14 What is the current market value of the real property? 10,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	--

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

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) See Attached	

21 If agricultural, list total number of acres transferred in this transaction <u>7 +/-</u>	22 Total purchase price, including any liabilities assumed 22 \$ 50,000.00
23 Was non-real property included in the purchase? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 50,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 25 Is an affidavit as described in Neb. Rev. Stat. § 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	27 If yes, is the required affidavit attached to this filing? Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

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

Print or Type Name of Grantee or Authorized Representative Kory McCracken	(402) 746-3613
Signature of Grantee or Authorized Representative	Phone Number
Attorney	8/23/2024
Title	Date

28 Date Deed Recorded Mo. <u>8</u> Day <u>29</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>112.50</u>	30 Recording Data BK <u>2024</u> , Pg <u>1623</u>	For Dept Use Only
---	--	--	-------------------

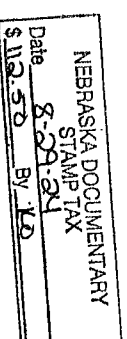
Grantee — Retain a copy of this document for your records.

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Aug A.D., 2024, at 3:28
o'clock P.M., Recorded in Book 2224
on Page 1623-1625

Allyson Hong County Clerk
22-00 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

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. Hoyt and Patrick Hoyt, father and son, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

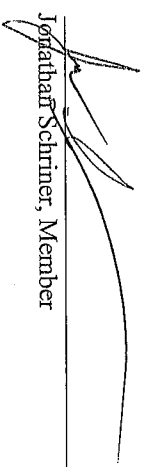
All that portion of a tract of land located in Annex Lot 17 and County Surveyors Lot 2 in Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the quarter stone on the West side of Annex Lot 17, adjoining Highway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

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

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

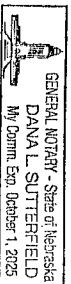
Spare Time Property Management, L.L.C.

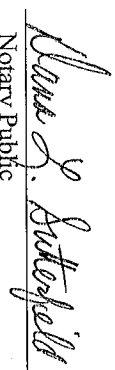

Lonnie Schirner, Member


Jonathan Schirner, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

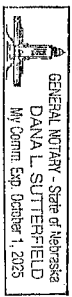
The foregoing instrument was acknowledged before me on August 23, 2024, by
Lonnie Schirner, Member, on behalf of Spare Time Property Management, L.L.C.

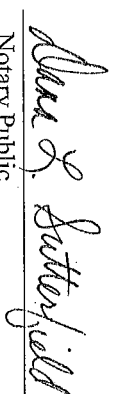
Comm. expires 


Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 23, 2024, by
Jonathan Schirner, Member, on behalf of Spare Time Property Management, L.L.C.

Comm. expires 


Notary Public

BOOK 2024 PAGE 1625

STATEMENT OF AUTHORITY

Pursuant to the Nebraska

Uniform Limited Liability Company Act § 21-127.

1. 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.

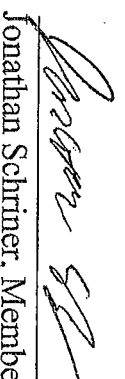
2. The officers or members **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, are:

Lonnie Schrinier and Jonathan Schrinier.

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

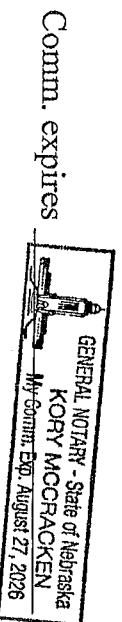
Executed June 12, 2024.

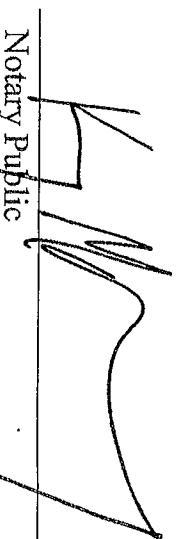

Lonnie Schrinier, Member


Jonathan Schrinier, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 12, 2024, by
Lonnie Schrinier, Member, and Jonathan Schrinier, Member, on behalf of Spare Time
Property Management, L.L.C.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2024	1622	8/29/2024	Base: 91-0002				Affiliated:				Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number											
000161700	155	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Bk	Parcel			
Date of Sale Assessed Value				4371			00	0	10090		000	0000			
Land	Improvements	Total		Date of Sale Property Classification Code											
2,185	76,075	78,260		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2						
				Residential				Commercial							
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :							
Construction Date:				Construction Date :				Construction Date :							
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :							
Building Cost New:				Cost :				Cost :							
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:							
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:							
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out							
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn							
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average							
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good							
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good							
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent							

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER TO EX-WIFE

Comments from

000161700

Comments:

(Continue on back)

NEBRASKA

Real Estate Transfer Statement

155

FORM
521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>29</u> Yr. <u>24</u>	4 Date of Deed Mo. <u>8</u> Day <u>29</u> Yr. <u>24</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry L. Meyer and Robin Meyer Street or Other Mailing Address 1127 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-9951 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Becky S. Meyer Street or Other Mailing Address 51 North Walnut City RedCloud State NE Zip Code 68970 Phone Number (402) 746-3548 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

☒ Yes ☐ No ☒ Yes ☐ No

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

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

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

73,660.00

16 Does this conveyance divide a current parcel of land?

☐ Yes ☒ No

18 Address of Property

51 North Walnut, Red Cloud

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

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

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

23 Was non-real property included in the purchase?

☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1 24 \$ 0.00

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

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

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

☐ Yes ☒ No
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Don Theobald

Print or Type Name of Grantor or Authorized Representative

sign

Signature of Grantor or Authorized Representative

Attorney

here

Title

Phone Number
8/29/2024
Date

Register of Deed's Use Only

28 Date Deed Recorded

Mo. 8 Day 29 Yr. 24

29 Value of Stamp or Exempt Number

\$ Exempt # 5a

30 Recording Date

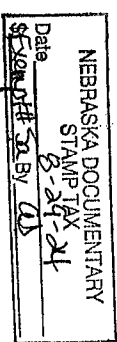
BK202419 1622

For Dept. Use Only

State of Nebraska } ss.
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Aug A.D., 20 24, at 1:39
o'clock P.M. Recorded in Book 2024
on Page 1622.

Abbey Hwang County Clerk
1622 Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

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

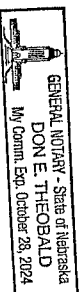
The 100 foot by 142 foot tract of land in the West one-half (W¹/₂) of the Northeast Quarter (NE¹/₄) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., in Red Cloud, Webster County, Nebraska, more particularly described as: Beginning at a point Eighty (80) Feet West and Two Hundred (200) feet South of the Northwest Corner 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 East One Hundred Forty-two (142) feet; thence North One Hundred (100) Feet to the place of beginning, as surveyed, platted and recorded.

Executed: August 29, 2024.

Terry L. Meyer
Robin Meyer

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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



Don E. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1621	7/10/2024	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
001114300	154	1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4375	2	9	33	4	00000		000	6169	
Land	Improvements	Total		Date of Sale Property Classification Code									
13,095	51,940	65,035		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RURAL (RUR)				A) 1	B) 03	C) 5	D) 3	E) 0	F) 5				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:									
Construction Date:				Construction Date: 1992									
Floor:				Floor Sq. Ft.: 2,940									
Building Cost New:				Cost: 430,620									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 531 Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 5					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20 Condition: 30					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input checked="" type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
001114300

Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>10</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>21</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodney P and Latrairie J Ely, Trustees Street or Other Mailing Address 2112 HWY 136 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7080 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) C & M Supply, Inc. Street or Other Mailing Address PO Box 8 City Ruskin State NE Zip Code 68974 Phone Number (402) 226-3011 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)	
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim		<input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child		<input type="checkbox"/> Other _____	
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 2192 HWY 136 Guide Rock, NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) (See description attached)			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed.		22 \$ 150,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 150,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

David B. Garwood

Print or Type Name of Grantor or Authorized Representative

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title(402) 746-3613
Phone Number
8-29-24
Date

28 Date Deed Recorded Mo. <u>08</u> Day <u>29</u> Yr. <u>24</u>		29 Value of Stamp or Exempt Number \$ 337.50	30 Recording Data BRADY, R 1621	For Dept. Use Only
--	--	--	---	--------------------

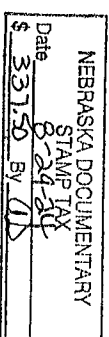
TRACT 2 in the Southeast the Quarter (SE $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Wayne M. Dietz, Registered Land Surveyor on May 14, 2014, and more particularly described as follows and assuming the East line of said SE $\frac{1}{4}$ 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 S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Aug A.D., 20 24 at 11:08
o'clock AM. Recorded in Book 2024
on Page 1621

Osbeck Tracy County Clerk
ID: 00 Deputy
Ind Comp Assessor Carded

BOOK 2024 PAGE 1621



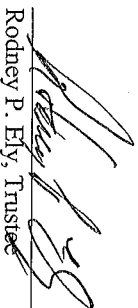
WARRANTY DEED

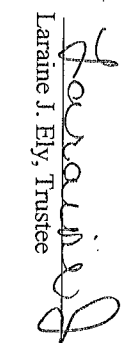
Rodney P. Ely, Trustee of the Rodney P. Ely Revocable Trust under agreement dated December 15, 2010; and Laraine J. Ely, Trustee of the Laraine J. Ely Revocable Trust under agreement dated December 15, 2010, GRANTOR, whether one or more, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other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

TRACT 2 in the Southeast the Quarter (SE $\frac{1}{4}$) of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, as surveyed and platted by Wayne M. Dietz, Registered Land Surveyor on May 14, 2014, and more particularly described as follows and assuming the East line of said SE $\frac{1}{4}$ 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 S06°08'38"W 233.08 feet to a point; thence S87°43'35"W 277.00 feet to a point; thence N10°12'10"E 587.00 feet to a point; thence S87°25'53"E 200.00 feet to the True Point of Beginning, said tract containing 3.19 acres more or less.

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

Executed August 29, 2024.


Rodney P. Ely, Trustee


Laraine J. Ely, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on August 29, 2024, 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 under agreement dated December 15, 2010.



Comm. expires 12-2-2026


Notary Public

Sales Worksheet

Entry No.		Book	Page	Sale Date		School District Code									
91		2024	1620	8/29/2024		Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Usability & Code #		Parcel Number											
000105300	153	4	06	GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value				4371			00	0	10005		009	0000			
Land	Improvements	Total		Date of Sale Property Classification Code											
2,080	2,470	4,550		Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: RED CLOUD (RC)				A)	1	B)	01	C)	1	D)	1	E)	6	F)	1
				Residential					Commercial						
Multiple Improvements:				Multiple Improvements :											
Construction Date:				Construction Date :											
Floor:				Floor Sq. Ft. :											
Building Cost New:				Cost :											
Single Family Style:				Residential Condition:					Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:				Residential Quality:					(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					

(Continue on back)

36500

NEBRASKA

Real Estate Transfer Statement

FORM
521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>29</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>8</u> Day <u>29</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address 554 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Red Cloud Community Schools, District #2 Street or Other Mailing Address 334 N Center St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-3413 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Warranty	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trust/Beneficiary
--	--	--

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	14 What is the current market value of the real property? 4,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____
--	--	--

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

18 Address of Property n/a - lots	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	--

18a ☒ No address assigned 18b ☒ Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Nine (9), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed 4,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____ 24 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 4,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign here
Print or Type Name of Grantee or Authorized Representative **Benjamin R. Hobbs, Agent for Red Cloud Community Schools, District #2**
Signature of Grantee or Authorized Representative *Benjamin R Hobbs*
Grantee **402-746-3413**
Title _____ Phone Number **8/24/2024**
Date _____

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>8</u> Day <u>29</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Date 8/24/24	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Aug A.D., 2024, at 10:59
o'clock AM. Recorded in Book 2024
on Page 1620

Gabe Hwang County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
Date	Stamp Tax
<u>August 29, 2024</u>	<u>8-29-24</u>
Sheet # <u>2</u>	By <u>AD</u>

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

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:

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

Executed August 29th, 2024.

Van Beber Properties, LLC, a Colorado
limited liability company

Charles R. Van Beber
Charles R. Van Beber, Member/Manager

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

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 29th, 2024 by
Charles R. Van Beber and Merna C. Van Beber, Members/Managers of Van Beber Properties,
LLC, a Colorado limited liability company.



Theresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	1619	8/29/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000158900	152	4	05	GeoCde	Twtn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371			00	0	10075		001	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,985	127,310	129,295		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD, TRANSFER TO FAMILY LLC

Comments from
000158900

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 29 Yr. 2024	4 Date of Deed Mo. 8 Day 29 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles R. Van Beber and Merna C. Van Beber Street or Other Mailing Address 707 W 7th Ave City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Van Beber Properties II, LLC Street or Other Mailing Address 544 N Seward Street City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational		(B) Property Type <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) trans to LLC			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 122,350.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 707 W 7th Ave Red Cloud, NE 68970			
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
20 Legal Description (Attach additional pages, if needed.) The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Case and McHenry's Addition to Red Cloud, Webster County, Nebraska			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed, 22 \$ 0.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

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

(254) 718-9674

Print or Type Name of Grantee or Authorized Representative

Charles R. Van Beber

Phone Number

Signature of Grantee or Authorized Representative

Grantee

Date 8/29/2024

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 8 Day 29 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt # 5b	30 Recording Data BR2024, Pg 1619
---	---	---

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Aug. A.D., 20 24, at 10:56
o'clock A.M. Recorded in Book 2024
on Page 1619

Abbey - King County Clerk
ID. no. AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-29-24
\$Example# Shbyad

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

WARRANTY DEED

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

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

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

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

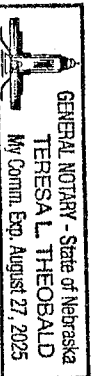
Executed August 29, 2024.

Charles R. Van Beber

Merna C. Van Beber

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 29, 2024 by Charles R. Van Beber and Merna C. Van Beber, husband and wife.



Notary Public

Agricultural Land Sales Worksheet

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

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER BETWEEN AUNT, UNCLE & NIECE

Comments from

001412000

Comments:

(Continue on back)

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1558	8/2/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
001412000	142	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
			4489	1	10	28	2	00000	1	000	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
152,840	8,195	161,035	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG	ACRES:	VALUE:	LCG		ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1		36.390	56,405							
1A			1G		21.210	32,875							
2A1			2G1		17.050	24,720							
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D			Accretion										
2D1			Waste										
2D			Other										
3D1			AG LAND TOTAL		74.650	114,000							
3D			Roads		2.970								
4D1			Farm Sites		1.000	13,840							
4D			Home Sites		1.000	25,000							
			Recreation										
Dwellings		6,280	Other										
Outbuildings		1,915	Non-AG TOTAL		4.970	38,840							

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO FAMILY LLC

Comments from
001412000

Comments:

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached. Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Wagoner Homestead, LLC Street or Other Mailing Address 1034 Chestnut	
City	State	Zip Code	
Phone Number		City Red Cloud	State NE
Email Address		Phone Number (303) 358-0747	Zip Code 68970
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		Email Address llygrts@hotmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other _____			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) <u>to LLC</u> <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____			
14 What is the current market value of the real property? <u>161,035.00</u>			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 1521 Road C Red Cloud, NE 68970			
19 Name and Address of Person to Whom the Tax Statement Should be Sent The Wagoner Homestead, LLC 1034 Chestnut Red Cloud, NE 68970			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) The West One-half of the Northwest Quarter (W1/2 NW1/4) of Section Twenty-eight (28), Township One (1) North, Range Ten (10) West of the 6th P. M., Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed.			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5.(b) _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

sign here Douglas Pauley Print or Type Name of Grantee or Authorized Representative
Attorney Title
Signature of Grantee or Authorized Representative
8-14-2024 Date
(402) 462-5187 Phone Number

28 Date Deed Recorded			29 Value of Stamp or Exempt Number			30 Recording Data			For Dept Use Only		
Mo. <u>8</u> Day <u>19</u> Yr. <u>24</u>			\$ <u>Exempt #56</u>			<u>BR2024, Pg 1558</u>					

5.

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

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

jeannettecca@hotmail.com

☐ Yes ☒ No

☐ Yes ☒ No

Relationship to First Listed Member or Grantor
(see Table of Kindred)

will all of the relevant

Department of Revenue.

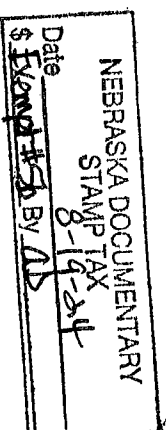
Date 8-14-2014

Date _____

100

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 Aug. A.D., 20 24, at 11:15
o'clock a. M. Recorded in Book 2024
on Page 1558-1563
Abby Haig County Clerk
NO 208 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

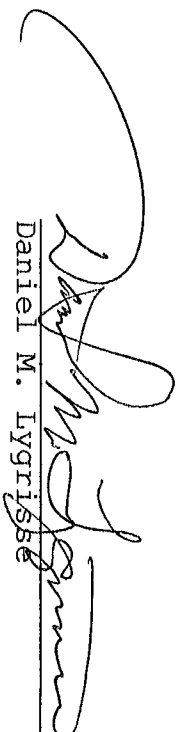
Daniel M. Lygrisse, a single person; Keith E. Luttrell and Jeanette M. Luttrell, husband and wife; and Anthony Stehle and Lynnette K. Lygrisse, husband and wife, GRANTORS, in consideration of One and no/100 (\$1.00) Dollar and other valuable consideration received from GRANTEE, The Wagoner Homestead,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

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

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

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

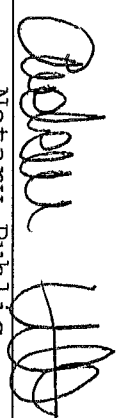
EXECUTED August 2, 2024.


Daniel M. Lygrisse

STATE OF Nebraska
COUNTY OF Wheeler) ss.

The foregoing instrument was acknowledged before me on the 2 day of August, 2024, by Daniel M. Lygrisse, a single person.

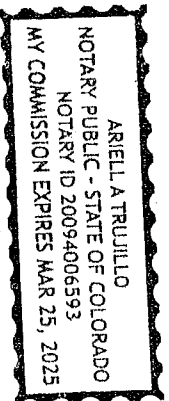



Notary Public

Keith E. Iuttrell
Keith E. Iuttrell

STATE OF Colorado)
) ss.
COUNTY OF Glynn)

The foregoing instrument was acknowledged before me on the
30th day of July, 2024, by Keith E. Iuttrell, a
married person.

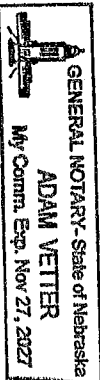


Ariell A. Trujillo
Notary Public

Jeanette M. Luttrell
Jeanette M. Luttrell

STATE OF Nebraska) ss.
COUNTY OF DeBakey)

The foregoing instrument was acknowledged before me on the
2 day of August, 2024, by Jeanette M. Luttrell, a
married person.

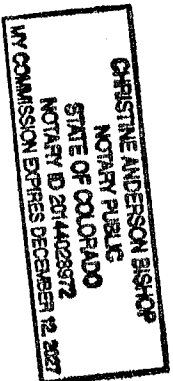


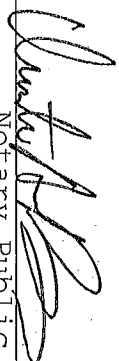
Adam Vetter
Notary Public

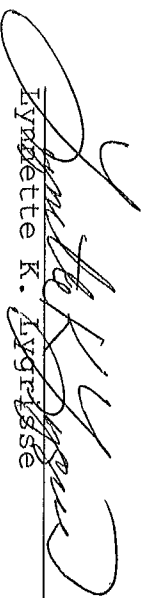

Anthony Stehle

STATE OF Colorado)
COUNTY OF Jefferson) ss.

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





Notary Public


Lynnette K. Lygrisse

STATE OF Nebraska)
COUNTY OF Wichita) ss.

The foregoing instrument was acknowledged before me on the 2 day of August, 2024, by Lynnette K. Lygrisse, a married person.




Notary Public

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Travis Robertson & Amanda Robertson, husband and wife Street or Other Mailing Address 5715 E. 129th Place City Thornion State CO Zip Code 80602 Phone Number Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached. Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____		(C) <input type="checkbox"/> Mobile Home	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Buyer or seller? <input type="checkbox"/> Other (Explain) <u>Correct title</u>			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 161,035.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 1521 Road C Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent See attached.	
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 Ten (10) West of the 6th P.M., Webster County, Nebraska.			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed.		22 \$ 1,00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ 0,00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 1,00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>4</u> . 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Douglas Pauley
Print or Type Name of Grantor or Authorized Representative
Douglas Pauley
Signature of Grantor or Authorized Representative
Attorney
Title
8-23-24
Date

sign here

28 Date Deed Recorded Mo. <u>8</u> Day <u>26</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt #14	30 Recording Date BR2024, Pg 159b	For Dept Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

jeannettecca@hotmail.com

19.

Daniel M. Lygrisse

341 N. Franklin Street

Red Cloud, NE 68970

Lynnette Lygrisse

1034 Chestnut

Red Cloud, NE 68970

Jeannette Luttrell

421 Cherry Street

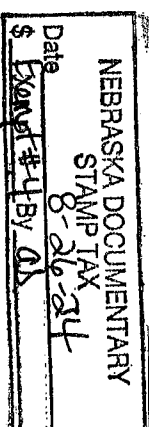
Red Cloud, NE 68970

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 26 day
of Aug A.D., 20 24, at 11:47
o'clock AM. Recorded in Book 2024
on Page 1590-1591

Abby Tang County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

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

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

Executed 8-2, 2024.

Travis Robertson

Amanda Robertson

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on

8-22, 2024, by Travis Robertson and Amanda Robertson,
husband and wife.



Adam Vetter
Notary Public

Sales Worksheet

[illegible]

38210

NEBRASKA

Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

150

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>02</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tracy L. Rasser Street or Other Mailing Address 125 Wanda, Apt. 134 City Hurst State TX Zip Code 76053		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Karin D. Prellwitz Street or Other Mailing Address 37 N Cedar Street City Red Cloud State NE Zip Code 68970	
Phone Number (402) 746-2524		Phone Number (402) 746-2551	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a		Email Address n/a	

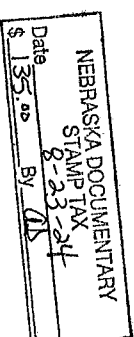
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type	(C)
(A) Status			
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home			
<input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____			
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death	
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary		<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____			
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____			
<input type="checkbox"/> Expouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____			
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 37 N Cedar St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed) 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.			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed. _____			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____			
25 Is this transfer exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
Print or Type Name of Grantee or Authorized Representative
David B. Garwood
Signature of Grantee or Authorized Representative
Attorney
Attorney
Title
Date
8-23-24
(402) 746-3613
Phone Number

28 Date Deed Recorded Mo. <u>8</u> Day <u>23</u> Yr. <u>24</u>		29 Value of Stamp or Exempt Number \$ <u>135.00</u>	30 Recording Data BK 2024 Pg 1575	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of WebsterEntered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Aug, A.D., 2024, at 1:07
o'clock P.M., Recorded in Book 2024
on Page 1515Albery Hing County Clerk
By AB Deputy
Ind. Comp Assessor Carded 

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):

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.

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

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

Executed August 2, 2024.

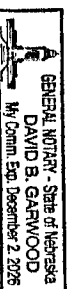
Tracy L. Rasser
Tracy L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 2, 2024, by Tracy L. Rasser, a single person.

Comm. expires 12-2-2026

Notary Public



David B. Garwood

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code														
91	2024	1568	8/16/2024	Base: 01-0123					Affiliated:					Unified:				
Location ID	Sale Number	Useability & Code #	Parcel Number															
000518600	144	4 05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel							
Date of Sale Assessed Value			4131	4	11	18	1	30035		000	0000							
Land	Improvements	Total	Date of Sale Property Classification Code															
8,850	38,040	46,890	Status	Property Type	Zoning	Location	City Size	Parcel Size										
Assessor Location: BLADEN (BLA)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 5										
			Residential						Commercial									
Multiple Improvements:			Multiple Improvements :						Multiple Improvements :									
Construction Date:			Construction Date : 1925						Construction Date :									
Floor:			Floor Sq. Ft. : 1,886						Floor Sq. Ft. :									
Building Cost New:			Cost : 183,095						Cost :									
Single Family Style: 1 0 4			Residential Condition: 20						Commercial Occupancy Code:									
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:																
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:																
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame																
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame																
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls																
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls																
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls																
Townhouse or Duplex Style:			Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame									
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:																
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out																
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn																
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average																
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good																
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good																
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent																

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER FROM PARENT TO CHILD, PUT IN LIFE ESTATE

Comments from
000518600

Comments:

(Continue on back)

1400P

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

144

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>16</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>16</u> Yr. <u>2024</u>
Webster - 91			

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

Grantor's Name (Seller)

Douglas A Fisher and Joan E Fisher

Grantee's Name (Buyer)

Shaun Fisher, Brian Fisher, and Rebecca Fisher

Street or Other Mailing Address

PO Box 71

Street or Other Mailing Address

PO Box 71

City Bladen	State NE	Zip Code 68928	City Bladen	State NE	Zip Code 68928
----------------	-------------	-------------------	----------------	-------------	-------------------

Phone Number (402) 460-9470	Phone Number (402) 460-9470	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--------------------------------	--------------------------------	---	------------------------------	--

Email Address

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

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

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

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

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

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

14 What is the current market value of the real property? 46,890.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 500 N Railroad St Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor
---	---

18a ☐ No address assigned 18b ☐ Vacant land

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

See Attached

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

22 Total purchase price, including any liabilities assumed.	22 \$ _____	01.00
---	-------------	-------

23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____	01.00
--	-------------	-------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ _____	01.00
---	-------------	-------

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
☐ Yes ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

sign here	Signature of Grantee or Authorized Representative	Attorney	Date
			8/16/2024

Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>21</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # <u>5a</u>	30 Recording Data BK2024, Pg 1568
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Nebraska Department of Revenue

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

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

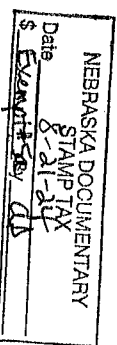
Grantee—Retain a copy of this document for your records.

Lots Eight (8) and Nine (9) in the Northeast Quarter (NE $\frac{1}{4}$) 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 21 day
of Aug. A.D., 20 24, at 11:25
o'clock AM, Recorded in Book 2024
on Page 1568

Abigail Haug County Clerk
JD Deputy
Ind. Comp Assessor Carded



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):

Lots Eight (8) and Nine (9) in the Northeast Quarter (NE¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

Executed August 16, 2024.

Douglas A. Fisher
Douglas A. Fisher

Joan E. Fisher
Joan E. Fisher

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 16, 2024, by Douglas A. Fisher and Joan E. Fisher, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cntry No.		Book		Page		Sale Date		School District Code															
91		2024		1574		8/22/2024		Base: 91-0002				Affiliated:		Unified:									
Location ID		Sale Number		Useability & Code #		Parcel Number																	
000109800		149		1																			
Date of Sale Assessed Value						GeoCode		Twn		Rng		Sect		Qtr		Subdiv		Area		Blk		Parcel	
						4371				00		0		10005				017		0000			
Land		Improvements		Total		Date of Sale Property Classification Code																	
820		30,745		31,565																			
Assessor Location: RED CLOUD (RC)		Status		Property Type		Zoning		Location		City Size		Parcel Size											
		A) 1		B) 01		C) 1		D) 1		E) 6		F) 1											
Multiple Improvements: : Construction Date: 1963						Multiple Improvements: : Construction Date: 1963																	
Floor: Floor Sq. Ft.: 1,008						Floor Sq. Ft.:																	
Building Cost New: Cost: 124,070						Cost:																	
Single Family Style: 101						Residential Condition: 20						Commercial Occupancy Code:											
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out						Primary: Other1: Other2:											
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn						Commercial Construction Class:											
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame											
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame											
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls											
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls											
(106) <input type="checkbox"/> Other												(5) <input type="checkbox"/> Metal Frame and Walls											
Townhouse or Duplex Style:						Residential Quality: 30						Cost Rank: Condition:											
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low						(10) <input type="checkbox"/> Low						(10) <input type="checkbox"/> Worn Out					
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair																	
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average						(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average						(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High						(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent												(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex																		(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):																							
Assessor Comments and Reason for Adjustment:																							
WD																							
Comments from												Comments:											
000109800																							

(Continue on back)

31000

NEBRASKA

Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

149

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 8 Day 22 Yr. 2024	4 Date of Deed Mo. 8 Day 19 Yr. 2024
---------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan B. Schriener Street or Other Mailing Address 125 N. Franklin St City Red Cloud State NE Zip Code 68970 Phone Number 402.744.4499 Email Address n/a	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sharon Frey Street or Other Mailing Address 325 W 1st St City Red Cloud State NE Zip Code 68970 Phone Number 785-820-2814 Email Address n/a
--	---

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

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

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

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

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

14 What is the current market value of the real property?	82,500.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
---	-----------	--	---

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

18 Address of Property 325 W 6th Avenue Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

20 Legal Description (Attach additional pages, if needed.) The East Half (E/1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed.	22 \$ 82,500.00
23 Was non-real property included in the purchase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 1 24 \$ 82,500.00

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

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

Sign here

Print or Type Name of Grantee or Authorized Representative
Sharon Frey

Signature of Grantee or Authorized Representative
Sharon Frey

Grantee
Title

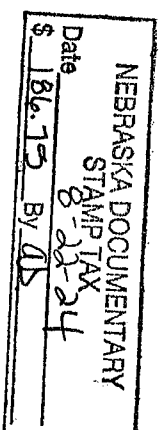
185-820-2814
Phone Number
8/16/2024
Date

28 Date Deed Recorded Mo. 8 Day 22 Yr. 2024	29 Value of Stamp or Exempt Number \$ 186.75	30 Recording Data BR2024 Pg 1574	For Dept. Use Only
--	---	-------------------------------------	--------------------

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Aug A.D., 2024, at 1:15
o'clock P^M. Recorded in Book 2024
on Page 1514

Abbeytaing County Clerk
DS Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

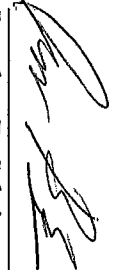
Jonathan B. Schriener, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Sharon Frey, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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

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

Executed August 19, 2024.


Jonathan B. Schriener

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on August 19, 2024 by
Jonathan B. Schriener, a single person.

Bridget Dahling
Notary Public

Agricultural Land Sales Worksheet

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

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

NEBRASKA

Real Estate Transfer Statement

147

FORM
521Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>22</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>8</u> Day <u>22</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeanne Kral, PR for John F. Soucek Estate Street or Other Mailing Address 468 Road U		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeanne Kral Street or Other Mailing Address 468 Road U	
City Campbell	State NE	Zip Code 68932	City Campbell
Phone Number (402) 984-0172		Is the grantee a 501(c)(3) organization? (402) 984-0172	Is the grantee a 509(a) foundation? NA
Email Address NA			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 409,582.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 2190 Road 850, Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) See attached			
21 If agricultural, list total number of acres transferred in this transaction <u>70</u> .			
22 Total purchase price, including any liabilities assumed		22 \$ 0.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ 1	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>15</u> .			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Jeanne Kral

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

Grantee

Title

(402) 984-0172
Phone Number
8/23/2024
Date

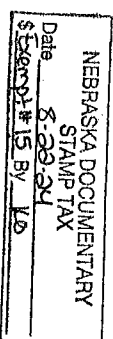
Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>22</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BL 2024, Pg 1571
		For Dept. Use Only

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 } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Aug A.D., 2024, at 10:01
o'clock A.M. Recorded in Book 2024
on Page 1571
Abbey Hacie County Clerk
JD CD VB Deputy
Ind. Comp. Assessor Carded



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

DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE

Kral
Jeanne Seteeek, 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;

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

Executed: August 22, 2024.

Jeanne Kral
Jeanne Kral

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.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	1572	7/31/2024		Base: 01-0123					Affiliated:			Unified:	
Location ID		Sale Number		Usability & Code #		Parcel Number									
002100200		148		4 05		GeoCode	Twp	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
						4131	4	11	2	0	00000	1	000	0010	
Date of Sale Assessed Value															
Land		Improvements		Total		Date of Sale Property Classification Code									
811,730		48,990		860,720		Status	Property Type	Zoning	Location	City Size	Parcel Size				
		Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10				
LCG ACRES: VALUE:						LCG ACRES: VALUE:									
IRRIGATED 1A1		31.880		183,790		GRASSLAND 1G1									
1A		13.810		79,615		1G									
2A1		22.190		127,925		2G1									
2A						2G									
3A1		20.790		109,980		3G1									
3A						3G									
4A1		38.260		202,395		4G1									
4A		5.030		26,610		4G									
DRYLAND 1D1		5.770		15,870		Shelterbelt/Timber									
1D		8.000		22,000		Acreation									
2D1		0.350		965		Waste									
2D		1.260		3,465		Other									
3D1		1.600		4,400		AG LAND TOTAL		156.530				797,890			
3D						Roads		4.000							
4D1		1.870		5,145		Farm Sites		1.000				13,840			
4D		5.720		15,730		Home Sites									
						Recreation									
Dwellings						Other									
Outbuildings				48,990		Non-AG TOTAL		5.000				13,840			

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO TRUST

Comments from
002100200

Comments:

(Continue on back)

10/01/20

Real Estate Transfer Statement

148
FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>7</u> Day <u>31</u> Yr. <u>2024</u>						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Eldon L. Nielsen & Patricia J. Nielsen, husband and wife Street or Other Mailing Address 13285 S. Liberty Ave. City AYR State NE Zip Code 68925 Phone Number (402) 984-0936 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eldon Nielsen & Patricia J. Nielsen, Co-Trustees Street or Other Mailing Address 13285 S. Liberty Ave. City AYR State NE Zip Code 68925 Phone Number (402) 984-0936 Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. <table><tr><td>(A) Status</td><td>(B) Property Type</td><td>(C)</td></tr><tr><td><input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL</td><td><input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt</td><td><input type="checkbox"/> Mobile Home</td></tr></table>		(A) Status	(B) Property Type	(C)	<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home		
(A) Status	(B) Property Type	(C)							
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home							
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Warranty									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____									
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other <input type="checkbox"/> to Trust <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child									
14 What is the current market value of the real property? 860,720.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %					
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent Eldon Nielsen & Patricia J. Nielsen, Co-Trustees of the Eldon Nielsen and Patricia J. Nielsen Revocable Living Trust Agreement 13285 S. Liberty Ave. AYr, NE 68925					
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land									
20 Legal Description (Attach additional pages, if needed.) 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.									
21 If agricultural, list total number of acres transferred in this transaction _____.									
22 Total purchase price, including any liabilities assumed. 22 \$ 1,00									
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 1,00									
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>19</u> .									
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No									

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

Joshua A. Johnson

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-5187
Phone Number

8/12/24
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>22</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 19	30 Recording Data BK202418 1572	For Dept. Use Only
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Certificate of Exemption – Deeds to Trustees

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

SECTION 1

Grantor of Instrument and Trust

Eldon Nelsen and Patricia J. Nelsen

Grantee of Instrument (Trustee)

Eldon Nelsen and Patricia J. Nelsen

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Eldon Nelsen	same
Patricia J. Nelsen	same

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? ☒ YES ☐ 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.
- ☐ 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 or held during the marriage); or parent and child.
- ☐ 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 corporation 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 shareholders, partners, or members.
- ☐ Deeds of partition.
- ☐ 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 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 subsequent or precedent, a restriction, or any other contingent interest.
- ☐ 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 grantee is a Native American residing on an Indian Reservation in Nebraska.
- ☐ Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- ☐ Easements.

Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

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

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

sign
here

Signature

Title

Date



Attorney

8/12/24

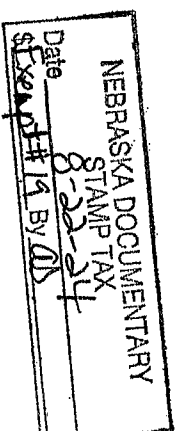
File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521,
when exemption #19 is claimed in Item 25 on the Form 521.

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

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 22 day
of Aug A.D., 20 24, at 10:38
o'clock A.M. Recorded in Book 2024
on Page 1572-1573
Abigail Hania County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

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

The Northeast Quarter (NE¹/₄) of Section Two (2), Township
Four (4) North, Range Eleven (11), West of Sixth (6th) P.M.,
Webster County, Nebraska.

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

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

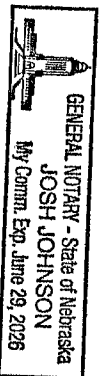
EXECUTED July 31, 2024.

Eldon Nelsen
Eldon Nelsen

Patricia J. Nelsen
Patricia J. Nelsen

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on the
10th day of June, 2024, by Eldon Nelsen.



Josh Johnson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on the
31st day of July, 2024, by Patricia J. Nelsen.



Sharon K. Stromer
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1569	8/14/2024	Base: 91-0074					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number									
000335600	145	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4133			00	0	20055		010	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
4, 535	570, 665	575, 200		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 101				Residential Condition: 40				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame		Condition:			
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO TRUST

Comments from

000335600

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

145

**FORM
521**

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>14</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>14</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carlene Kuper Street or Other Mailing Address 310 S Cherry St		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust Street or Other Mailing Address 310 S Cherry St	
City Blue Hill	State NE	Zip Code 68930	City Blue Hill
Phone Number (402) 460-7104		Phone Number (402) 460-7104	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt
8 Type of Deed		<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease
		<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031 Exchange) by buyer or seller?		<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Court Decree
11 Was ownership transferred in full? (If No, explain the division.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Self
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse
		<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child
14 What is the current market value of the real property? 440,420.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 310 S Cherry St Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached			
21 If agricultural, list total number of acres transferred in this transaction _____.			
22 Total purchase price, including any liabilities assumed.		22 \$ 0.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$ 0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4 .			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

Attorney

Title

Date

(402) 746-3613

Phone Number

8/14/2024

Register of Deed's Use Only**For Dept Use Only**

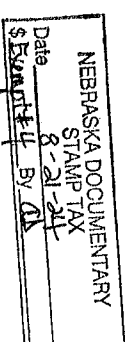
28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. <u>08</u> Day <u>21</u> Yr. <u>24</u>	\$ Exempt #4	BR2024, Pg 1569

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 }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Aug A.D., 20 24, at 11:21
o'clock AM. Recorded in Book 2024
on Page 1569

Amber Hwang County Clerk
10:00 Deputy
Ind. Assessor Carded Assessor



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):

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


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

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

Carlene Kuper
Carlene Kuper

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 14, 2024, by Carlene Kuper, a single person.

Comm. expires 

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date		School District Code									
91		2024	1566	8/15/2024		Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #													
001409300	143	4 05		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel			
				4489	1	10	22	4	00000	1	000	0000			
Date of Sale Assessed Value				Date of Sale Property Classification Code											
Land	Improvements	Total													
1, 108, 235		1, 108, 235		Status	Property Type	Zoning	Location	Cty Size	Parcel Size						
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9						
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:								
IRRIGATED	1A1	37.120	213,995	GRASSLAND	1G1	116.460	180,515								
	1A	0.490	2,825		1G	3.480	5,395								
	2A1	9.090	52,405		2G1	106.400	154,280								
	2A	10.050	55,725		2G	3.320	4,815								
	3A1				3G1										
	3A				3G	3.160	4,580								
	4A1	35.550	188,060		4G1										
	4A	30.500	161,345		4G										
DRYLAND	1D1			Shelterbelt/Timber											
	1D	11.990	32,975	Accretion											
	2D1			Waste											
	2D	0.850	2,340	Other											
	3D1			AG LAND TOTAL		386.270	1,108,235								
	3D			Roads		10.090									
	4D1	8.210	22,580	Farm Sites											
	4D	9.600	26,400	Home Sites											
				Recreation											
				Other											
Dwellings															
Outbuildings				Non-AG TOTAL		10.090									

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO TRUST

Comments from Comments:

001409300 001409700 002506100

(Continue on back)

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>15</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>15</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Merle N Parr and Donna F Parr Street or Other Mailing Address 13470 W Oregon Trail Rd City Roseland State NE Zip Code 68973 Phone Number (402) 756-6464 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Merle N Parr & Donna F Parr, Co-Tees of The Merle and Donna Parr I Street or Other Mailing Address 13470 W Oregon Trail Rd City Roseland State NE Zip Code 68973 Phone Number (402) 756-6464 Email Address	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other _____

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

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

14 What is the current market value of the real property? 1,024,295.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural property _____ Webster County _____	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	--

18a ☒ No address assigned 18b ☐ Vacant land
20 Legal Description (Attach additional pages, if needed.)
See Attached

21 If agricultural, list total number of acres transferred in this transaction 396.36 +/-	22 Total purchase price, including any liabilities assumed. _____	22 \$ _____
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____	23 \$ _____	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24 \$ _____	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign here Print or Type Name of Grantee or Authorized Representative Kory McCracken Signature of Grantee or Authorized Representative _____ Title Attorney	(402) 746-3613 Phone Number 8/15/2024 Date
---	---

28 Date Deed Recorded		29 Value of Stamp or Exempt Number Exempt #4	30 Recording Date BR2024, 8/15/24	For Dept Use Only
Mo. <u>08</u> Day <u>21</u> Yr. <u>24</u>				

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

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-two (22), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W $\frac{1}{2}$ S $\frac{1}{4}$) of Section Twenty-three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

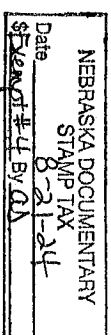
The Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows:

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

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 21 day
of Aug. A.D., 2024, at 11:22
o'clock A.M., Recorded in Book 2024
on Page 1566-1567

Deborah Hana County Clerk
16.00 Deputy
Ind. AD Comp. AD Assessor Carded



WARRANTY DEED

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

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-two (22), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The West Half of the Southwest Quarter (W $\frac{1}{2}$ S $\frac{1}{4}$) of Section Twenty-three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

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

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

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

except roads and highways, easements and restrictions of record;

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

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

Merle N. Parr
Merle N. Parr

Donna F. Parr
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



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cty No.	Book	Page	Sale Date		School District Code									
91	2024	1570	8/14/2024		Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number										
001006100	146	4 05		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value				4487	1	9	12	0	00000	1	000	0000		
Land	Improvements	Total		Date of Sale Property Classification Code										
883, 555	155, 250	1,038,805		Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG ACRES: VALUE:				LCG ACRES: VALUE:										
IRRIGATED 1A1				GRASSLAND 1G1		107.650			166,860					
1A				1G		41.410			23,280					
2A1				2G1		1.540			2,235					
2A				2G		50.530			39,550					
3A1				3G1		0.340			495					
3A				3G										
4A1				4G1		1.830			915					
4A				4G		18.690			9,345					
DRYLAND 1D1	42.150	115,915		Shelterbelt/Timber										
1D	73.990	203,480		Acreton		14.570								
2D1	79.290	218,050		Waste		67.470			33,735					
2D	10.060	27,665		Other										
3D1	0.200	550		AG LAND TOTAL		510.680			844,715					
3D				Roads		2.020								
4D1				Farm Sites		1.000			13,840					
4D	0.960	2,640		Home Sites		1.000			25,000					
				Recreation										
Dwellings		115,955		Other										
Outbuildings		39,295		Non-AG TOTAL		4.020			38,840					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER BETWEEN PARENT & CHILD, PUT IN LIFE ESTATE

Comments from

Comments:

001006100 001006200

(Continue on back)

40102
60103

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

1446

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>14</u> yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>14</u> yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rick J Hunter and Patricia A Hunter Street or Other Mailing Address 2425 Rd F		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Hunter, Bradley Hunter, and Curtis Hunter Street or Other Mailing Address 2425 Rd F	
City Guide Rock	State NE	Zip Code 68942	City Guide Rock
Phone Number (402) 257-4705		Phone Number (402) 257-4705	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)
(A) Status	(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty	<input type="checkbox"/> Other <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrant
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property? 967,490.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 2425 Rd F Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached		

21 If agricultural, list total number of acres transferred in this transaction 514.7 +/-	
22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign here	Kory McCracken Print or Type Name of Grantor or Authorized Representative Signature of Grantor or Authorized Representative	Attorney Title	(402) 746-3613 Phone Number 8/14/2024 Date
-----------	--	-------------------	---

28 Date Deed Recorded		29 Value of Stamp or Exempt Number Mo. <u>08</u> Day <u>21</u> yr. <u>24</u> \$ Exempt # 5a	30 Recording Date 8/20/24 1570	For Dept Use Only
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.				

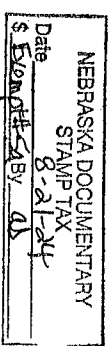
The West Half ($W\frac{1}{2}$), and Lot Two (2) in the Southeast Quarter ($SE\frac{1}{4}$), of Section Twelve (12), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Government Lots One (1), Two (2) and Three (3) in the North Half ($N\frac{1}{2}$) 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 21 dayof Aug A.D., 20 24, at 11:30o'clock A M. Recorded in Book 2024on Page 1570Abbeys Thurg County ClerkAD DeputyInd Comp Assessor Carded

QUITCLAIM DEED

Rick J. Hunter and Patricia A. Hunter, 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 Rodney A. Hunter, a single person, Bradley S. Hunter, a single person, and Curtis L. Hunter, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W $\frac{1}{2}$), and Lot Two (2) in the Southeast Quarter (SE $\frac{1}{4}$), 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 (N $\frac{1}{2}$) of Section Thirteen (13), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

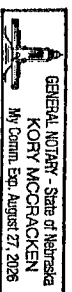
Rick J. Hunter
Rick J. Hunter

Patricia A. Hunter
Patricia A. Hunter

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 14, 2024, by Rick J. Hunter and Patricia A. Hunter, husband and wife.

Comm. expires



Kory McCracken
Notary Public

Sales Worksheet

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN BROTHERS & SISTERS	
Comments from	Comments:
000160000	

(Continue on back)

39770

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

141

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 19 Yr. 2024	4 Date of Deed Mo. 8 Day 14 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carol Belter Street or Other Mailing Address 925 N Walnut Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3618 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 70,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No
---	--	--

18 Address of Property 925 N Walnut Street Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Richard & Patricia Owens 3365 Adams Ave Canon City, CO 81212
--	---

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

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

22 Total purchase price, including any liabilities assumed. **70,000.00**

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **70,000.00**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **70,000.00**

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

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

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Richard E. Owens
Print or Type Name of Grantor or Authorized Representative

Richard E. Owens
Signature of Grantor or Authorized Representative

Grantee
Title

719-276-3610
Phone Number

8/12/2024
Date

Register of Deed's Use Only		For Dept. Use Only	
28 Date Deed Recorded Mo. 8 Day 19 Yr. 24	29 Value of Stamp or Exempt Number \$ 157.50	30 Recording Data Bk 2024, Pg 1557	

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

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

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

Teresa L. Leichter
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 }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of Aug A.D., 20 24, at 10:58
o'clock PM. Recorded in Book 2024
on Page 1557
Abbey Havig County Clerk
10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-19-24</u>
\$ <u>151.50</u>	By <u>KD</u>

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

JOINT TENANCY WARRANTY DEED

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

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:

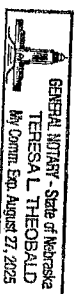
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 14, 2024.

Carol Beitley
Carol Beitley

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 14, 2024 by
Carol Beitley, a single person.



Teresal Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1555	8/16/2024	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000501700	140	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4131									
Land	Improvements	Total		Date of Sale Property Classification Code									
1, 010	17, 015	18, 025		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1875				Construction Date :					
Floor:				Floor Sq. Ft. : 900				Floor Sq. Ft. :					
Building Cost New:				Cost : 95, 015				Cost :					
Single Family Style: 1 0 1				Residential Condition: 15				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000501700

Comments:

(Continue on back)

Real Estate Transfer Statement

140
FORM
521

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

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

1 County Name _____ 2 County Number 91 3 Date of Sale/Transfer Mo. 8 Day 16 yr. 2024 4 Date of Deed Mo. 8 Day 16 yr. 2024

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

Grantor's Name (Seller) _____ Grantee's Name (Buyer) _____
Michael Lovejoy and Nadine Lovejoy Marcia Dornhoff

Street or Other Mailing Address _____ Street or Other Mailing Address _____
1880 Irving St 405 N McKelvey Street

City Lincoln State NE Zip Code 68521 City Bladen State NE Zip Code 68928

Phone Number (531) 289-0088 Phone Number _____ Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No
If Yes, is the grantee a 509(e) foundation? ☐ Yes ☒ No

Email Address _____ Email Address _____

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational
<input type="checkbox"/> 8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor
<input type="checkbox"/> 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	<input type="checkbox"/> Auction	<input type="checkbox"/> Essement
<input type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No
<input type="checkbox"/> 11 Was ownership transferred in full? (If No, explain the division.)	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 12 Was real estate purchased for same use? (If No, state the intended use.)

<input type="checkbox"/> 10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Buyer	<input type="checkbox"/> Auction	<input type="checkbox"/> Essement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle	<input type="checkbox"/> Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other	<input type="checkbox"/> Other

<input type="checkbox"/> 14 What is the current market value of the real property?	<input type="checkbox"/> 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<u>21,500.00</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

<input type="checkbox"/> 18 Address of Property	<input type="checkbox"/> 19 Name and Address of Person to Whom the Tax Statement Should be Sent
<u>405 N McKelvey Street</u>	<u>Grantee</u>
<u>Bladen, NE 68928</u>	

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

<input type="checkbox"/> 20 Legal Description (Attach additional pages, if needed.)
<u>Lot Five(5), Block Two (2), Original Town of Bladen, Webster County, Nebraska</u>

<input type="checkbox"/> 21 If agricultural, list total number of acres transferred in this transaction _____
<input type="checkbox"/> 22 Total purchase price, including any liabilities assumed. _____
<input type="checkbox"/> 23 Was non-real property included in the purchase? _____
<input checked="" type="checkbox"/> 24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____
<input type="checkbox"/> 25 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

sign here
Print or Type Name of Grantor or Authorized Representative _____
Signature of Grantor or Authorized Representative _____
Title _____
Date _____

Register of Deed's Use Only		For Dept. Use Only	
28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. <u>8</u> Day <u>16</u> yr. <u>24</u>	\$ <u>49.50</u>	<u>BR2024, Pg 1555</u>	

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Aug A.D., 2024, at 1:18
o'clock P M. Recorded in Book 2024
on Page 155-156
Deborah Fung County Clerk
16.00 DB
Ind Comp Assessor Carded Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-16-24
\$ 49.50 By AD

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

WARRANTY DEED

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

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

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

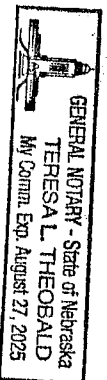
Executed August 16, 2024.


Michael Lovejoy


Nadine Lovejoy

STATE OF NEBRASKA)
COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on August 16, 2024 by Michael Lovejoy, a single person.



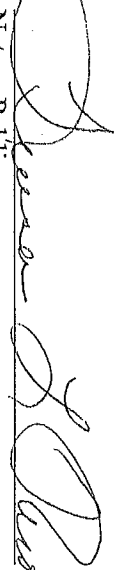


Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on August 16, 2024 by
Nadine Lovejoy, a single person.




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1533	8/14/2024	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000604600	139	4	05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
				4487			00	0	40005		012	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
1, 180	2, 280	3, 460		A) 1	B) 01	C) 1	D) 1	E) 7	F) 1				
Assessor Location: GUIDE ROCK (GR)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 1 0 4				Residential Condition: 1 0				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 3 0				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN SIBLINGS

Comments from
000604600

Comments:

(Continue on back)

161450

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

131

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 14 Yr. 2024	4 Date of Deed Mo. 8 Day 14 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Winslow, Cody, Charly R.B., Chad and Shanna Street or Other Mailing Address N/A City Guide Rock State NE Zip Code 68952 Phone Number (402) 257-7141		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Winslow, Cody and Charly R.B. Street or Other Mailing Address 1975 Road H City Guide Rock State NE Zip Code 68952 Phone Number (402) 257-7141 Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address NA		Email Address NA	

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

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

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

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

14 What is the current market value of the real property?
3,780.00

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

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

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

18 Address of Property
144 Webster Street, Guide Rock, NE 68970

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

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

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

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

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

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23 \$ 1**

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

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

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

27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

sign here

Charly Winslow
Print or Type Name of Grantor or Authorized Representative
Charly Winslow
Signature of Grantor or Authorized Representative

Grantee
Title _____
Date **8/14/2024**

(402) 257-7141
Phone Number

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 15 Yr. 24	29 Value of Stamp or Exempt Number \$ 9.00	30 Recording Date 8/20/24, 19	1533

State of Nebraska } ss. Entered on the
 County of Webster } numerical index and filed for record in the
 Clerk's office of said county this 15 day
 of Aug A. D., 2024 at 11:54
 o'clock AM. Recorded in Book 2024
 on Page 1533
Anthony Aug County Clerk
10.00 Deputy
 Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>8-15-24</u>	
\$ <u>9.00</u>	By <u>AS</u>

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:

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

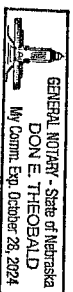
Executed August 15, 2024.

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

Chad Winslow
 Chad Winslow
Shanna M. Winslow
 Shanna M. Winslow

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

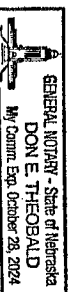
The foregoing instrument was acknowledged before me on August 15, 2024 by
 Cody Winslow and Charity R. B. Winslow, a married couple.



Don E. Theobald
 Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:

The foregoing instrument was acknowledged before me on August 15, 2024 by
 Chad Winslow and Shanna M. Winslow, a married couple.



Don E. Theobald
 Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1532	8/15/2024	Base: 65-0011 Affiliated: Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number									
001214400	138	4	05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4241	3	9	32	2	00000	1	000	6254	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
41, 340	14, 380	55, 720		A) 1	B) 05	C) 5	D) 3	E) 0	F) 7				
	Irrigation Type:												
LCG		ACRES:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1			GRASSLAND		1G1							
	1A					1G							
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1			Shelterbelt/Timber									
	1D	10.000		27,500		Acreation							
	2D1					Waste							
	2D					Other							
	3D1					AG LAND TOTAL		10.000		27,500			
	3D					Roads		1.000					
	4D1					Farm Sites		1.000		13,840			
	4D					Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings			14,380		Non-AG TOTAL		2.000		13,840			

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN SIBLINGS

Comments from

001214400

Comments:

(Continue on back)

62540

NEBRASKA

Real Estate Transfer Statement

138

FORM
521

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 15 Yr. 24	4 Date of Deed Mo. 8 Day 13 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Winslow, Chad, Shanna M. Cody and Charly R.B. Street or Other Mailing Address NA City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7012		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Winslow, Chad W. and Shanna M. Street or Other Mailing Address 1973 Road H City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7012 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(C)
(A) Status	(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Other	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property? 51,425.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 2041 Road P, Guide Rock, Nebraska 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.)		

See attached

21 If agricultural, list total number of acres transferred in this transaction	12.00
22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign here	Chad W. Winslow	Grantee
Print or Type Name of Grantee or Authorized Representative		
Signature of Grantee or Authorized Representative		Title
		Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 8 Day 15 Yr. 24	29 Value of Stamp or Exempt Number \$ 117.00	30 Recording Data BR2024, Pg 1532	

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

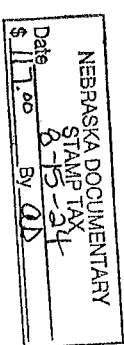
Grantee—Retain a copy of this document for your records.

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 Aug A.D., 2024, at 11:30
o'clock A.M. Recorded in Book 2024
on Page 1532

Chad Winslow County Clerk
AD Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Chad Winslow and Shanna M. Winslow, a married couple, and Cody Winslow and Charity R. B. 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):

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:

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

Executed August 13, 2024.

Chad Winslow
Chad Winslow
Cody Winslow
Cody Winslow
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss:
Shanna M. Winslow
Shanna M. Winslow
Charity R. B. Winslow
Charity R. B. Winslow

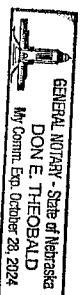
The foregoing instrument was acknowledged before me on August 13, 2024 by
Chad Winslow and Shanna M. Winslow, a married couple.



Don E. Theobald
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before on August 13, 2024 by Cody
Winslow and Charity R.B. Winslow, a married couple.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1530	8/8/2024	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
002404500	137	4	05	GeoCode	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
				4247	3	12	33	3	00000	1	000	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total											
803, 845		803, 845		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
ICG		ACRES:	VALUE:	ICG		ACRES:	VALUE:						
IRRIGATED	1A1	2.200	12,685	GRASSLAND		1G1							
	1A	25.400	146,430			1G	2.900		4,495				
	2A1					2G1							
	2A	47.300	262,280			2G							
	3A1					3G1							
	3A					3G							
	4A1	2.500	13,225			4G1							
	4A	59.600	315,285			4G							
DRYLAND	1D1			Shelterbelt/Timber									
	1D	1.900	5,225	Acreation									
	2D1			Waste									
	2D	7.500	20,625	Other									
	3D1			AG LAND TOTAL		157.880		803,845					
	3D			Roads		2.000							
	4D1	2.400	6,600	Farm Sites									
	4D	6.180	16,995	Home Sites									
				Recreation									
	Dwellings			Other									
	Outbuildings			Non-AG TOTAL		2.000							

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

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

137

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>08</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>08</u> Day <u>08</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth W and Andrea L Erickson Street or Other Mailing Address 277 East El Dorado Ave		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth W and Andrea L Erickson, Co-Trustees Street or Other Mailing Address 277 East El Dorado Ave	
City Gilbert	State AZ	Zip Code 85295	
Phone Number (602) 826-5562		City Gilbert	State AZ
		Zip Code 85295	
Email Address n/a		Phone Number (602) 826-5562	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Email Address n/a	

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

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrany
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	---------------------	---

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	Other <input checked="" type="checkbox"/> Family Trust
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	
---	--

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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Webster County Nebraska	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 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.	22 \$ 0.00
---	-------------------

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

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

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

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

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

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

David B. Garwood

Prior Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

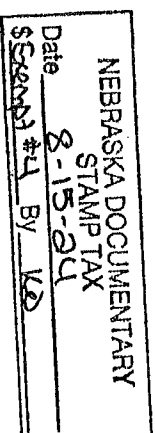
Attorney

Title

(402) 746-3613
Phone Number
8/15/2024
Date

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
-----------------------	------------------------------------	-------------------	--------------------

Mo. <u>8</u> Day <u>15</u> Yr. <u>24</u>	\$ Exempt #4	RL 2024, Pg 1530	
--	---------------------	-------------------------	--

State of Nebraska } ss.
County of WebsterEntered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Aug A.D., 2024, at 10:14
o'clock A.M. Recorded in Book 2024
on Page 1530
Abby Paris County Clerk
10:00 Deputy
Ind Comp Assessor Carded 

WARRANTY DEED

Kenneth W. Erickson and Andrea L. Erickson, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, convey to Kenneth W. Erickson and Andrea L. Erickson, Co-Trustees of the The Kenneth W. and Andrea Erickson Family Trust under agreement dated August 8th, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat 76-201):

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

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 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 8, 2024.

Kenneth W. Erickson
Kenneth W. Erickson

Andrea L. Erickson
Andrea L. Erickson,

STATE OF ARIZONA, COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me on August 8th, 2024,
by Kenneth W. Erickson and Andrea L. Erickson, husband and wife.



Gloria Natalia Ramos
Notary Public
Pinal County, Arizona
Commission No. 655736
08123112027

Gloria Natalia Ramos
Notary Public

Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code						
91	2024	1529	9/22/2023	Base: 91-0002			Affiliated:	Unified:		
Location ID	Sale Number	Useability & Code #	Parcel Number							
000130700	136	1								
Date of Sale Assessed Value			4371							
Land	Improvements	Total	Status	Date of Sale Property Classification Code						
1, 365	62,900	64,265	(A) 1	B)	01	C) 1	D) 1	E) 6	F) 1	
Assessor Location: RED CLOUD (RC)										
Residential			Commercial							
Multiple Improvements:			Multiple Improvements :							
Construction Date:			Construction Date : 1977			Construction Date :				
Floor:			Floor Sq. Ft. : 1,248			Floor Sq. Ft. :				
Building Cost New:			Cost : 134,035			Cost :				
Single Family Style: 101			Residential Condition: 30			Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out		Primary:			Other1:		Other2:		
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn		Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good		(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:	Residential Quality: 30		(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low		Cost Rank:			Condition:				
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair		(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good		(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good		(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):										
Assessor Comments and Reason for Adjustment:										
PERSONAL REP JTWD										
Comments from			Comments:							
000130700										

(Continue on back)

Real Estate Transfer Statement 136

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>22</u> Yr. <u>2023</u>	4 Date of Deed Mo. <u>09</u> Day <u>22</u> Yr. <u>2023</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandon D. Small, PR of the Est of Theresa A. Small Street or Other Mailing Address 2529 341st St City Missouri Valley State IA Zip Code 51555		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert L. Fountaine and Jackie L. Fountaine Street or Other Mailing Address PO Box 386 City Red Cloud State NE Zip Code 68970	
Phone Number (402) 980-7893		Phone Number (402) 419-4737	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate – Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
14 What is the current market value of the real property? \$64,265	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 940 N Walnut St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

See attached

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

22 Total purchase price, including any liabilities assumed	22 \$ 85,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____ 24 \$ 85,000.00

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Attorney

sign here

Signature of Grantee or Authorized Representative

Title

Date

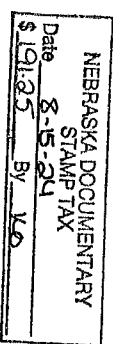
Register of Deed's Use Only
For Dept Use Only

26 Date Deed Recorded Mo. <u>8</u> Day <u>15</u> Yr. <u>24</u>	27 Value of Stamp or Exempt Number \$ <u>191.25</u>	28 Recording Data BK <u>2024</u> , Pg <u>1529</u>
--	---	---

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.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of August A.D., 2024, at 10:05
o'clock P.M. Recorded in Book 2024
on Page 1529
Abey Hacie County Clerk
10:00 Yes Deputy
Ind. Comp Assessor Carded



**PERSONAL REPRESENTATIVE'S
JOINT TENANCY WARRANTY DEED**

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. 76-201):

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.

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

Executed September 22 2023.

ESTATE OF THERESA A. SMALL, DECEASED

By: Brandon D. Small
Personal 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



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	1516	8/14/2024	Base: 91-0074					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #	Parcel Number										
001606800	135	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value			4243	3	10	18	0	00000	1	000	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
543,255		543,255	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
ICG	ACRES:	VALUE:	ICG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1	112.630	174,580								
1A			1G	30.520	47,305								
2A1			2G1	36.900	53,505								
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D	19.870	54,645	Accretion										
2D1			Waste	2.060	1,030								
2D	49.220	135,360	Other										
3D1	8.840	24,310	AG LAND TOTAL	274.980	531,825								
3D			Roads	4.880									
4D1			Farm Sites	1.000	11,430								
4D	14.940	41,090	Home Sites										
			Recreation										
Dwellings:			Other										
Outbuildings			Non-AG TOTAL	5.880	11,430								

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

Assessor Comments and Reason for Adjustment:

PERSONAL REP DEED; TRANSFER FROM COUSINS

Comments from

Comments:

001606800 001607000 001607100

(Continue on back)

Real Estate Transfer Statement

135

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 8 Day 14 Yr. 2024	4 Date of Deed Mo. 8 Day 9 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mandi M. Brooks and Kristopher W. Shaw, Co-PRs of Est Kim Shaw Street or Other Mailing Address 1689 Whitehall Dr. City Wesley Chapel State FL Zip Code 33543 Phone Number 914 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul A. Stoner and Amber Stoner Street or Other Mailing Address 1372 Road E City Red Cloud State NE Zip Code 68710 Phone Number 402-404731 Email Address n/a	

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

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

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

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

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

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other
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14 What is the current market value of the real property? 300,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
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18a ☒ No address assigned 18b ☒ Vacant land

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction **200+-**

22 Total purchase price, including any liabilities assumed.....	22 \$ 300,000.00
---	-------------------------

23 Was non-real property included in the purchase?

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
--	----------------

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

24 \$ 300,000.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

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

27 If yes, is the required affidavit attached to this filing? ☐ 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.

Paul A. Stoner

Part or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

sign here	Grantee	402-402-1731
	Title	8/14/24

Register of Deed's Use Only

28 Date Deed Recorded Mo. 8 Day 14 Yr. 24	29 Value of Stamp or Exempt Number \$ 675.00	30 Recording Data BR2024, Pg 1516	For Dept. Use Only
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As to: An undivided $\frac{1}{2}$ 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

An undivided $\frac{1}{2}$ 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), Township 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 311° West, thence 420° South, thence 311° East to the point of beginning

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Aug, A.D., 2024, at 11:06
o'clock A.M., Recorded in Book 2024
on Page 1516-1518

Abbey Havig County Clerk
AD Deputy
Ind 22.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY	
Date	Stamp Tax
\$ <u>675.00</u>	<u>8-14-24</u>
By	
<u>AD</u>	

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

PERSONAL REPRESENTATIVE'S DEED

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

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

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), Township 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 311' West; thence 420' South, thence 311' East to the point of beginning

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

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

Executed 08/09/2024, 2024.

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

STATE OF Florida)
)ss.
COUNTY OF Hillsborough)

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

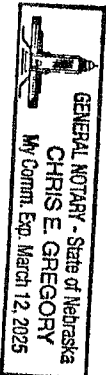


Brittany Glover
Comm.: HH 338351
Expires: December 5, 2023
Notary Public - State of Florida

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

STATE OF Nebraska)
COUNTY OF Clay) ss.

The foregoing instrument was acknowledged before me on August 9, 2024,
Kristopher M. Shaw, Co-Personal Representative of the Estate of Kim Lee Shaw,
Deceased.



Chris E. Gregory
Notary Public