Cnty No.	Bo	ok	Pa	ge		Sal	e Date	Although Space		大海 (大) 基本		. Se	chool Di	strict	t Code					
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	D:	ate of S	ale Asse	ssed V	alue			4371				00	0	10	020		020	0000		
Land	Land Improvements Total								Date of Sale Property Classification Code									e de la companya de l		
2,	,735		128,	035			130,770	Status	Status Property T			pe	Zoning	L	ocation	Ci	y Size	Parcel Size		
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	Construction Date					on Da	te: 19	82		C	onstruct	ion D	ate:							
			i Fle	or: F	oor Sq.	Ft.:	2,4	41		Fl	oor Sq.	Ft. :								
- 15 m		Buildir	ig Cost N	ew: C	ost:		261,5	70		C	ost:									
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(100) □ Mol	bile Hon	ne		(10) 🗆	W	om Out				rimary:			ther1:			Other2:			
(101) 🗷 One	Story			(20) 🗆	Ba	dly Wom			C	omme	rcial	Constru	ction	Class:		144 (144 (144 (144 (144 (144 (144 (144	rivate gitt 1994. Salah Salah		
(102) 🗆 Two	Story			(30) 🗷	Av	rerage				(1)									
(103) □ Spli	t Level			(-	40) 🗆	Go	ood				2) 🗆	Re	inforced (Concr	ete Fra	me				
(104) 🗆 1 1/2	2 Story			(:	50) 🗆	Ve	ry Good			(3) 🗆	Ma	asonry Be	aring `	Walls			18. I		
(111) 🗆 Bi-I	Level			((60) Excellent							W	ood or Ste	el Fra	amed E	xt. Wa	lls			
(106) □ Oth	Co. Per Children Co. Advance	- the Modern Control	Colonia (Albar en 1911)		6.00							Me	tal Frame	and \	Walls					
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(302) 🗆 Two					20) 🗆	Fa	ir			(1	10) 🗆	Lo	w		(1	10) 🗆	Wom	Out		
(307) 🗆 1 1/2					30) 🗷		erage			(2			erage		(2		Badly			
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(304) □ One				(6	50) 🗆	Ex	cellent	agar nesikita keessa k	90.40.454						98,500-4-7		Very (
(305) □ Two	Story L	Juplex		1	\$ 16 - 12 P			3-1-3			a Archai	Gersteren			(6	60) _□	Excelle	ent		
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NEBRASKA

Real Estate Transfer Statement

163

FORM **521**

Good Life. Great Service.

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

	it is signed and items 1-27 are accurately completed.
1 County Name Webster - 91	3 Date of Sale/Transfer Mo. 09 Day 07 Yr. 2024 4 Date of Deed Mo. 09 Day 07 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kiley and Lee Edward Schumacher	Grantee's Name (Buyer) Crystal Shockley and Gregory Arneson
Street or Other Mailing Address 1600 Van Dorn Street	Street or Other Mailing Address 141 West 10th Avenue
City State Zip Code	City State Zin Code
Lincoln NE 68502 Phone Number (402) 450-7338	Phone Number Is the grantee a 501(c)(3) organization? Yes No
Email Address	(785) 695-8015 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
n/a	n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B) V Improved V Single Family Industrial	Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lan	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	se Personal Rep. Trust/Trustee
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreck	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate
	r Trust Partition Satisfaction of Contract 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.)
☐ Yes ☑ No 1/3 interest	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.	
Brothers and Sisters Grandparents a	artnership, or LLC Self Other
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ Yes ☑ No \$ %
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.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
141 West 10th Ave	(Same as grantees)
Red Cloud, NE 68970	
18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	
Lots 20, 21, 22, 23 and 24, Block 20, Smith and Moore's A	ddition to the City of Red Cloud, Webster County, Nebraska
21 If agricultural list total number of ages to act and in this top agricultural	
21 If agricultural, list total number of acres transferred in this transaction	
Total purchase price, including any liabilities assumed. Was non-real property included in the purchase?	22 \$ 30,000¦00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruc	0100 ctions) 23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 30,000;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 w Yes No 	ithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and the	at it is to the hest of my knowledge and helief true complete, and correct
and that I am duly authorized to sign this statement. David B. Garwood	(402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney $9-12-29$
here Signature of Grantee or Authorized Representative	Title
Register of Deed's Use Onl	y For Dept. Use Only
	30 Recording Data
Mo. 9 Day 13 Yr. 24 \$ 67.50	BK 2024, Pg 1733
Nebraska Department of Revenue	Authorized by Neb 27 - 201 22 22 22 27 122 20 20 2

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 504 A.D., 20 34, at 10:35 o'clock A.M. Recorded in Book 2024 on Page 1733	NEBRASKA DOCUMENTARY STAMP TAX Date 9-13-24 \$ 67.50 By 160
WAR	RANTY DEED
in consideration of THIRTY THOUSAN receipt of which is hereby acknowledged	rd Schumacher, wife and husband, GRANTORS, ND AND NO/100 DOLLARS (\$30,000.00) I, convey to Crystal Shockley and Gregory (TEES, the following described real estate (as
Twenty-two (22), Twenty-three (2	rest in Lots Twenty (20), Twenty-one (21), 23) and Twenty-four, Block Twenty (20), Smith of Red Cloud, Webster County, Nebraska.
GRANTOR: (1) is lawfully seized of such a except roads and highways, easements and r	everally, if more than one) with the GRANTEES that real estate and that it is free from encumbrances, restrictions of record; (2) has legal power and lawful and will defend title to the real estate against the
Executed September, 2024.	
Lee Edward Schumacher STATE OF NEBRASKA, COUNTY OF	Kiley Schumacker GENERAL NOTARY-State of Nebras DALLAS JIPP LANCASTER) SS. My Comm. Expires 04/4/2000
	7 69
2024, by Kiley Schumacker and Lee Edv	nowledged before me on September, ward Schumacher.
Comm. expires 4-12-27	Dallas diff
	Notary Public

Cnty No.	Book	Page	T Figure	Sale	Date :					S	:hool Di	strict (ode					
91	2024	1736	9	/13	/2024	Base:	91-	-000	002 Affiliated: Unified:									
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	Date of	Sale Assessed	Value			4371				00	0	100	20		014	0000		
Land	Im	provements	100			Da	te of S	Sale	Propert	y Class	ifica	tion (Code					
2,03	35	10,50	5	Status		Prop	erty Ty				ation	Cit	y Size	Parcel Size				
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		1 a			Residential				4.7			Com	nerc	ial	1			
	Multiple In	aprovements:	Multiple. I	mprov	ements.:			М	ultiple.	Impro	vements. :			Company of the Com-	er gester egenes	# # T . 2 THE TO SET WITH 15 S. S.		
	Const	truction Date:	Constructi	on Dat	te :			Co	onstruct	ion D	ate :					"		
	5.6-55	Floor:	Floor Sq. I	ft. :				Fle	oor Sq.	Ft. :								
	Buildi	ng Cost New:	Cost:					Co	ost:									
Single Family Sty	le:		Resident	ial Co	ondition:			C	omme	rcial	Occupan	cy Code	· - 安理	7,89	200			
(100) □ Mobile	Home		(10) 🗆	Wo	om Out				imary:			ther1:			Other2:			
(101) □ One Sto			(20)	Ba	dly Wom			C	Commercial Construction Class:									
(102) □ Two Sto			(30) 🗆	erage		((1) □ Fireproof Structural Steel Frame (2) □ Reinforced Concrete Frame 											
(103) □ Split Le			(40)	Go				(2) 🗆	Rei	nforced (Concrete	Fran	ne				
(104) □ 1 1/2 St			(50)		ry Good			(3) 🗆		sonry Be							
(111) Bi-Leve			(60) 🗆	Ex	cellent	Hassidtraevas, kiek n. 700	- MATERIA			_	ood or Ste	_		t. Wal	s			
(106) □ Other	5 <u> </u>	ings in the second		ac.			tal Frame	and Wa	lls									
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(309) 🗆 21/2 St			(50)		ry Good				(N)			ige	(3)		Averag Good	ge		
(304) ☐ One Sto			(60)		ellent			(4		ring	100 (15) 11	\$1050	(4) (5)	_	Very (Food		
(305) □ Two Sto					, 								200		Excelle			
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NEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

Real Estate Transfer Statement

164

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.

	nt is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 09 Day 13 Yr. 2024 4 Date of Deed Mo. 09 Day	13 _{Vr} 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)	
Darren Lorence Street or Other Mailing Address	Dwayne Lorence and Sheila Lorence Street or Other Mailing Address	
60 N Chestnut	26051 Hwy 36	
City State Zip Code Red Cloud NE 68970	City State Lebanon KS	Zip Code 66952
Phone Number (402) 257-7495	Phone Number Is the grantee a 501(c)(3) organizate (785) 282-0431 If Yes, is the grantee a 509(a) found	
Email Address n/a	Email Address	idadii.
7 Property Classification Number. Check one box in categories A and B. Check C if	1.10121	
	Property Type	. (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	✓ Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		1
	nd Contract/Memo Partition Sheriff Ot	her
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer □ Distribution □ Forecle □ Distribution □ Distri		sfer on Death
		tee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No	er (Explain)
✓ Yes	Yes No	, state the interided use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	Partnership, or LLC Self Other	
Brothers and Sisters Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	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 int	a service and a
9,380.00	Yes	
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.)	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
925 N Elm St		odid be Sent
Red Cloud, NE 69870	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots Five (5), Six (6), Seven (7), and Eight (8), Block Fourteen (14), S	mith and Moore's Addition to Red Cloud, Webster Co	ounty, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed.		0,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 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 w	ithin a county or other geographic area with an active air force ballistic miss	sile field? (See Instructions)
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 thand that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and	d correct,
Kory McCracken		(402) 746-3613
Print or Typh Name of Grantes or Authorized Depresentative		(402) 140 0010
Print or Type Name of Grantee or Authorized Representative	A.U.	Phone Number
sign	Attorney	Phone Number 9/13/2024
sign	Attorney	Phone Number
here Signature of Grantee or Authorized Representative Register of Deed's Use On	ly 0	Phone Number 9/13/2024
Signature of Grantee or Authorized Representative Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	Title	Phone Number 9/13/2024 Date
here Signature of Grantee or Authorized Representative Register of Deed's Use On	Istle So Recording Data BK2024, Pg 1736	Phone Number 9/13/2024 Date

BOOK 2024 PAGE 1736

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 3 day
of Sept A.D., 20 JL, at 2:53
o'clock DM. Recorded in Book 20 JL
on Page 134e County Clerk
10.66 AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-13-24
\$ 22-50 By 0.0

JOINT TENANCY WARRANTY DEED

Darren L. Lorence, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dwayne Lorence and Sheila M. Lorence, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Fourteen (14), Smith and Moore'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 September 13, 2024.

Darren L. Lørence

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 3, 2024, by Darren L. Lorence, a single person.

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

Notary Public

Cnty No.	Во	ook	Page	en s		Sal	e Date						S	choo	l Dis	trict (ode			12.70			
91	20	24	1737		9,	/13	/2024	Base:	. – 0	074 Affiliated:						Unified:							
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Land		Imj	orovements		74	Т	otal		elter die]	Date	of S	ale	Prop	oerty	Class	ific	ation	Code				
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Sub- Jacobson S	Construction Date					n Da	te: 19	00			Cons	tructi	ion I	Date :									
			Floor:	Floor	Sq. F	t. :	1,3	58			Floor	Sq.	Ft. :										
		Buildir	The second of the second	Cost			151,3	50			Cost												
Single Family	Style:	104		Res	identi	al C	ondition: 3	5			Com	mei	cia	l Occi	ıpan	cy Code	:						
(100) 🗆 Mo				(10)		W	orn Out				Prim					herl:			Other2				
(101) 🗆 One	e Story			(20)		Ba	dly Worn				Com	mei	cial	l Cons	struc	tion Cl	ass:		8				
(102) 🗆 Twe	o Story			(30) 🗷 Average							(1)		Fi	reproc	f Str	uctural	Stee	l Fran	ie		y		
(103) 🗆 Spli	it Level			(40)	Ŧ	Go	ood				(2)					oncrete							
(104) 😖 11/	2 Story			(50)		Ve	ry Good				(3)		M	asonry	y Bea	ring W	alls						
(111) 🗆 Bi-I	Level						cellent			T	(4)		W	ood o	r Stee	el Fram	ed E	xt. Wa	alls				
(106) 🗆 Oth	er				othyle Potasi						(5)		M	etal Fr	ame	and Wa	lls		***************************************				
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(302) 🗆 Two	o Story			(20)		Fa	ir				(10)		Lo	w			()	10) E] Wor	n Out			
(307) 🗆 11/	2 Story			(30)	*	Av	erage	(20				(20) Average					(20) □ Badly			y Wo	n		
(308) 🗆 Spli	it Level			(40)		Go	ood	(2				(30) Above Average					(30) 🗆 Averag						
(309) 🗆 21/	2 Story			(50)		Ve	ry Good			(40) 🗆 High					40) E] Goo	i						
(304) 🗆 One	Story I	Ouplex		(60)									ing in The St	((50) E] Very	Good	1					
(305) 🗆 Two	Story I	Duplex													35,832 3 - 5		(60) E] Exce	llent			
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NEBRASKA

Real Estate Transfer Statement



FORM 521

Good Life. Great Service.

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

The deed will not be recorded unless this statement	ent is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	44 2024								
Webster - 91	Mo. 09 Day 13 Yr. 2024 Mo. 09 Day 11 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Jamie Reiman and Christine Reiman	Jonathan Pinzon and Rosanna L. Sheltrown									
Street or Other Mailing Address 1109 W. Seward St.	Street or Other Mailing Address 202 W. Saline St.									
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code 68930								
Phone Number (402) 984-4820	Phone Number Is the grantee a 501(c)(3) organiza	tion? Yes ✓ No								
Email Address	(402) 469-4264 If Yes, is the grantee a 509(a) found Email Address	dation? Yes ✓ No								
N.A. 7 Property Classification Number. Check one box in categories A and B. Check C	N.A.									
	3) Property Type	(C)								
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt									
IOLL Commercial Recreational										
	and Contract/Memo Partition Sheriff O ease Personal Rep. Trust/Trustee	ther								
	ineral Quit Claim Warranty									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore		nsfer on Death								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trus	stee to Beneficiary								
		er (Explain)								
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No	o, state the intended use.)								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)									
	Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and C										
14 What is the current market value of the real property? 145,000.00	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)								
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								
Yes✓ No 18 Address of Property		and Title Co. No								
202 W. Saline St.	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent								
Blue Hill, NE 68930	See Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
Lots One (1) and Two (2), Block "A", in C.B. Nelson's Subdivision to the village One (1), according to the recorded plat thereof.	of Blue Hill, Webster County, Nebraska, EXCEPT the East	31 feet of said Lot								
21 If agricultural, list total number of acres transferred in this transaction	•									
22 Total purchase price, including any liabilities assumed.		44E 000'00								
23 Was non-real property included in the purchase?	22 \$	145,000;00								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)\$	145,000,00								
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		145,000,00								
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes V No	within a county or other geographic area with an active air force ballistic mis	sile field? (See Instructions)								
27 If yes, is the required affidavit attached to this filing?										
	<u> </u>									
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, an	d correct,								
Danielle L. Kelley	· · · · · · · · · · · · · · · · · · ·	(402) 463-4198								
Sign Print or Type Name of Grantee or Authorized Representative	Closing Donartmort Manager	Phone Number								
here Signature of Grantee or Authorized Representative	Closing Department Manager Title	9/13/2024 Date								
Posistar of Panella Use O										
Register of Deed's Use O 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only								
Mo. 9 Day 13 Yr. 24 \$ 326.25	BK2024.16 17.37									
lebraska Department of Revenue Form Nc. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)								
	nis document for your records.									

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/13/24

\$ 326.25 By AS Bk 2024, Pg 1737

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 13 day of September A.D., 2024, at 02:47 o'clock PM. Recorded in Book 2024 on Page 1737

<u>Altourylla</u>

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

Warranty Deed

The Grantors, JAMIE REIMAN AND CHRISTINE REIMAN, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JONATHAN PINZON AND ROSANNA L. SHELTROWN, HUSBAND AND WIFE, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots One (1) and Two (2), Block "A", in C.B. Nelson's Subdivision to the village of Blue Hill, Webster County, Nebraska, EXCEPT the East 31 feet of said Lot One (1), according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

(1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments:

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

My Comm. Exp. July 8, 2026

(3) Warrant and will defend title to the real estate against the lawful claims of all no

(6) Waltant and will defend the to the real estate against the lawful claims of an persons.
Executed 9-11-24
Jamie Reiman
Christine L. Reiman Christine Reiman
STATE OF NEBRASKA
COUNTY OF Alaws ss
On this 11th day of September, 2021, before me personally appeared Jamie Reiman and
Christine Reiman.
GENERAL NOTARY - State of Nebraska CARLA JACKSON Notary Public - COYIO JOCKSON Notary Public - COYIO JOCKSON

Agricultural Land Sales Worksheet

Cnty No. B	School District Code															
91 20	24	1764	Base: 91-0074 Affiliated: Unified:													
Location ID	Sale	Number -	Useability	& Code#	Parcel Number											
001606900		166	4	GeoCde	GeoCde Twn Rng			Sect	Sect Qrt Subdi			Area	-Blk	P	ırcel	
Date of Sale Assessed Value						3	10)	18	4	0000	0	1 000			000
Land	T	otal		I)ate o	of S	ale P	roperty	/Classi	ficat	ion (ode		Die ye		
1,711,910		236,120	1,9	948,030	Status	Pr	operty	Тур	e	Zoning	Locat	ion	Cit	y Size	Parc	el Size
	Irrigat	ion Type:			A) 1	B)	0.5	5	С) 5	D) 3	3	E)	0	F)	5
LCG		ACRES:	VAI	UE:	1.6	LCG	(1) (4) (5) (1)			ACR	ES:			VAL	U E:	
IRRIGATED 1A					GF	RASSL		1G	1		1.410)			89,	690
1.	A					1G 68.220)	104,600					
2A	1					2G1 110.960)	144,590					
2.	1				2G											
3A	3A1						3G	1								
34	A				3G						0.040					20
4A	1				4G1			1	6.200						060	
4,	A .							40		7.690					3,	845
DRYLAND 1D				••	:	Shelterl	elt/Tir	nbe	er							
11	+	133.580		67,350		-	Accre		+			_				
2D		39.040		.07,365				ast			2.060	1			1,	030
2I 3D		123.800 8.840		24,310	ACT	ANTO		Othe		0.1	2 776	_		1 6	<i>c</i> 1	C 4 0
3D 3I	-	0.040		24,310	AGL	AND			+-		.3.770 .4.850		in Jan K	1,6	estars or a	
4D	+						Farm	oad			2.000	- 1				
41	+	61.930	1	.70,320			Iome:				1.000		 			270 000
			-				Recrea					<u> </u>			ا ر لہ بت	
Dwelling	s S	3 7 2 3	1	.77,240)the	+		<u> </u>	+				
Outbuilding				58,880	No	n-AG			-	1	7.850)			50,	270

justment to S	ale Price (+ o	r -):	[7	Total Recapti	ıre Value:	
nts and Reason	for Adjustment	•				
ER PROPERT	Y INTO FA	MILY TRUST				
	, %	***	Comme	ents:	0 × × × ×	
002653800	001610500	001613400	001613600	001606800	001607000	
						,
				- M. J.		(Continue on back)
	nts and Reason	nts and Reason for Adjustment FER PROPERTY INTO FAI	ustment to Sale Price (+ or -): Ints and Reason for Adjustment: FER PROPERTY INTO FAMILY TRUST 002653800 001610500 001613400	nts and Reason for Adjustment: FER PROPERTY INTO FAMILY TRUST Comme	nts and Reason for Adjustment: FER PROPERTY INTO FAMILY TRUST Comments:	nts and Reason for Adjustment: FER PROPERTY INTO FAMILY TRUST

65630 66000 65635 65815 6563 65640 63990 65625 NEBRASKA

166

Real Estate Transfer Statement

Good Life. Great Service.

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

FORM **521**

The deed will not be recorded unless this statemen	nt is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
Webster - 91	Mo. <u>09</u> Day <u>16</u> Yr. <u>2024</u> Mo. <u>09</u> Day <u>10</u>	6 _{Yr.} 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Paul A and Amber Stoner	Grantee's Name (Buyer) Paul A and Amber Stoner, Trustees, Paul & Amber S	Stoner Rvoc Trus
Street or Other Mailing Address 1372 Road R	Street or Other Mailing Address 1372 Road R	
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970
Phone Number (402) 460-1731	Phone Number (402) 460-1731 Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation	n? Yes No
Email Address	[402] 460-1731 If Yes, is the grantee a 509(a) foundati	ion? Yes No
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if		
(4) (4)	property is also a mobile nome. Property Type	(C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
	nd Contract/Memo Partition Sheriff Other	r
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Deprecia		er on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift		e to Beneficiary
		(Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, st	tate the intended use.)
Y Yes No	Ves No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest	est rate.)
1,700,000.00	Yes No \$	%
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company? (If You of the agent or title company contact.)	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	d be Sept
1372 Road R	(Same as Grantee)	J De Cent
Red Cloud, NE 68970	,	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) See descriptions attached.		
and descriptions attached.		
21 If agricultural, list total number of acres transferred in this transaction 840+-		
22 Total purchase price, including any liabilities assumed.		0:00
23 Was non-real property included in the purchase?	22 \$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru		00,00
 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 4 	24 \$	0,00
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	ithin a county or other geographic area with an active air force ballistic missile	field? (See Instructions)
Yes V 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 the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and co	orrect,
David B. Garwood		402) 746-3613
Sign Print or Type Name of Grantee of Authorized Representative	A 14	hone Number
out of the state of	<u> </u>	7-16-54 ate
licic		110
Register of Deed's Use Onl 28 Date Deed Recorded, 29 Value of Stamp or Exempt Number	ly Fo 30 Recording Data	or Dept. Use Only
Mo. 9 Day 16 yr. 24 \$ Exercit # 4	BK 1124 Pa 17/1/-	
Nebraska Department of Revenue	Authorized by Neb. Rev. Sta	at. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	0	The second secon

The Southeast Quarter of the Southwest Quarter (SE½SW½) and the Southwest Quarter of the Southeast Quarter (SW½SE½) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter (NE½NW¼), the West Half of the Northeast Quarter (W½NE¼) and the West Half of the Southeast Quarter (W½SE¼) of Section Nineteen (19); AND

The Southeast Quarter (SE½) of Section Twenty-seven (27); AND

The Southeast Quarter (SE½) and the South Half of the Northeast (S½NE¼) of Section Thirty-three (33); AND

The Northwest Quarter (NW1/4) of Section Thirty-four (34), ALL in Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

State of Nebraska ss.
County of Webster S
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
o'clock O M. Recorded in Book 2024
Page 1 1 16 4
Ciphon Horna County Clerk
IO 06 Deputy
led Comp Assessor Carded



WARRANTY DEED

We, Paul A. Stoner and Amber Stoner, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors, convey to Paul A. Stoner and Amber Stoner, Trustees of The Paul and Amber Stoner Family Trust created by Declaration of Trust dated September 16, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter of the Southwest Quarter (SE¼SW¼) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter (NE¼NW¼), the West Half of the Northeast Quarter (W½NE¼) and the West Half of the Southeast Quarter (W½SE¼) of Section Nineteen (19); AND

The Southeast Quarter (SE¼) of Section Twenty-seven (27); AND

The Southeast Quarter (SE $\frac{1}{4}$) and the South Half of the Northeast (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33); AND

The Northwest Quarter (NW¼) of Section Thirty-four (34), ALL in Township Three (3) North, Range Ten (10), West of the 6th P.M., 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.

Amber Stoner

Amber Stoner

Paul A Stoner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September <u>/6</u>. 2024, by Paul A. Stoner and Amber Stoner, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2. 2026

Comm. expires 12 - 2 - 2 0 3 6

Executed September

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sal	e Date	(8) (8) (8) (8) (8) (8) (8)	erica yangan Latan Kasa			School Di	strict Cod	B 4 5 5 5					
91 2	024	1777	1777 9/17/2024				05	Unified:								
Location ID	Sale	Number	Useability	& Code#	Parcel Number											
001305500 167 1						Twn	Rng	Se	ect Qrt	Subdiv	Агеа	-Blk	Pa	rcel		
	13 15 15 15 15 15 15 15 15 15 15 15 15 15	4135	4	9	1	1 0	00000	1	000	0.0	00					
Land	Im	provements	T.	otal	Date of Sale Property Classification Code											
348,365	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		S Lucio du provincio sustituires	348,365	Status	Pro	perty Ty	тре	Zoning	Location	Cit	y Size	Parci	el Size		
	Irriga	tion Type:			A) 2	B)	05	<u> </u>	c) 5	D) 3	E)	0	F)	9		
LCG		ACRES:	VÁI	LUE:		LCG	17.25			RES:		VAT 1	I D •			
IRRIGATED 12			**************************************	30 E	GR	ASSLA		G1		34.470			53,4	125		
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	A					2G				0.050	25			25		
3/	A1						30	G1								
2	A					3 G				0.980			4	190		
4.	\1						40	GI								
	A						4	4G		5.860			2,9	930		
DRYLAND 11	01	10.460	11,1	28,765	5	Shelterb	elt/Timt	per		1 000						
	D	37.010		L01,780			Accreti	on								
2I							Was	ste		2.180			1,0	90		
	D	32.080		88,225	9/ 5.		Oth	_								
31		0.670		1,845	AG L	AND '		_	15	3.920	tra-latinass se se	3.	48,3	365		
	D	15 110		45 055			Roa	-		5.950						
41		17.110	·	47,055			arm Sit	+								
4	D S	3.380		9,300	-		ome Sit	-					··· <u>·</u>			
Dwelling				and the second second		b	Recreation	\dashv	·							
Outbuilding					No	ı-AG T	Oth COTA	_	· ""(*)-(5.950						
	Les autoritées	Section of the trained and			1 101	AU.	LUIA			3.930						

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:									
Assessor Comme	nts and R	leason fo	or Adjusti	ment:					
TRUSTEE'S	DEED;	SALE	PRICE	COMBINED	WITH	BK2024,	PG1779		
		-							
				·					
Comments from					· · · · · · · · · · · · · · · · · · ·	Comn	ments:	-	
001305500		-							
···									
	,						(Continue on	back)	



NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement

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

	ent is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 9 Day 17 Yr. 2024 Mo. 9 Day 14 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Thomas F. Dolnicek, Trustee of Thomas F. Dolnicek Rev Tr	Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee
Street or Other Mailing Address 12960 Borgman Ave	Street or Other Mailing Address 2224 Road 2700
City State Zip Code Huntington MI 48070	City State Zip Code Lawrence NE 68957
Phone Number (248) 808-0200	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 460-8367 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
	3) Property Type (C)
Improved	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt
	and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement L	ease Personal Rep. Trust/Trustee
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	ineralQuit ClaimWarranty closure
kind exchange (I.R.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grar 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	
	Partnership, or LLC Self Other and Grandchild Spouse
Ex-spouse Parents and 0	Shild Step-parent and Step-child
14 What is the current market value of the real property? 258,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.)
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantees
18a 🗸 No address assigned 18b 🗸 Vacant land	
20 Legal Description (Attach additional pages, if needed.) East Half of Southeast Quarter (E1/2SE1/4) and East Half or Township Four (4) North, Range Nine (9) West of the 6th P.	Northeast Quarter (E1/2NE1/4) of Section Eleven (11), M., Webster County, Nebraska (1/2 interest)
21 If agricultural, list total number of acres transferred in this transaction 160+-	
22 Total purchase price, including any liabilities assumed	22 \$ -0-258-000,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \ -0-28,000,00
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 Yes No	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing?	
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. Craig Joseph Mazour, Trustee	(402) 460-8367
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
here Signature of Grantee or Authorized Representative	Grantee 9/17/2024 Date
Register of Deed's Use O	nly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 9 Day 17 Yr. 24 \$ 580.50	BK2024 Pg 1777
ebraska Department of Revenue	Authorized by Noh Boy Stat 88 76 214 77 1227(2)

BOOK 2024	PAGE 1777	
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State of Nebraska Ss.
County of Webster
Ellfeled ou ric
numerical index and filed for record in the
clark's office of said county this day
of 100T AD 20 24, at 5.33
o'clock O.M. Recorded in Book 2024
on Page 11111110
abbertaria County Clerk
IL. O O Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
\$ 580.50 By as

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

TRUSTEE'S DEED

Thomas F. Dolnicek, Trustee under the Thomas F. Dolnicek Revocable Living Trust Agreement, dated May 17, 2001, as amended and restated, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Craig Joseph Mazour, Trustee; Craig Joseph Mazour Revocable Trust; and Amy Jean Mazour, Trustee; Amy Jean Mazour Revocable Trust, an undivided one-half interest each, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed

, 2024.

Thomas F. Dolnicek, Trustee

michigan	
STATE OF NEBRAŠKA)
COUNTY OF burland)ss.)
The foregoing instrument was acknowled by Thomas F. Dolnicek, Trustee under the Agreement, dated May 17, 2001, as among the control of the co	the Thomas F. Dolnicek Revocable Living Trust
My Commission Expires: 7-10 - 2029	Notary Public
	HEATHER HANNA Notary Public - State of Michigan County of Oakland My Commission Expires Jul 10, 2079 Acting in the County of Durion

Agricultural Land Sales Worksheet

Cnty No. Bo	ok	Page	Sal	e Date	School District Code												
91 20	24	1779	9/17	/2024	Base:	65-00	05	Afl	iliated								
Location ID	Sale	Number	Useability	& Code#		e de la			Parcel Number								
001305500	1	.68	1		GeoCde	Twn	Rng	Se	Sect Qrt Subdiv			Ârea	Blk	Parcel			
D	ate of Sa	ale Assessed	Value -		4135	4	9	1	1	0	00000	1	000	0000			
Land	Impi	rovements	T	otal		D	ate of	Sale	Prop	erty	Classific	cation Code					
348,365		-		348,365	Status	Prop	erty Ty	pe	Zoni	ng	Location	Cit	y Size	Parcel Size			
	Irrigati	on Type:			A) 2	B)	05		C) :	5	D) 3	E)	0	F) 9			
LCG	A	CRES:	VAI	JUE:		LCG			1	CR	ES:		VAL	U E:			
IRRIGATED 1A1			-		GR	ASSLA	ND 10	Gl		3	4.470			53,425			
1A								lG			0.620	310					
2A1					2G1						9.050	13,125					
2A					2G						0.050	25					
3A1						3G1											
3A			***		30						0.980	49					
4A1						40	Gl										
4A		10 460		00 565			IG			5.860		2,930					
DRYLAND 1D1		10.460 37.010	-	28,765		Shelterbelt/Timber											
1D 2D1		37.010		.01,780	Accretion												
2D1		32.080		88,225			Was	_		•	2.180			1,090			
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Outbuildings	\$ 1.00 m				Nor	-AG T			Surger 11 13	Ī	5.950						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001305500		
	(Continue	on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

168

FORM **521**

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 4 Date of Deed Yr. 2024 Yr. 2024 _{Day} <u>17</u> Mo. 9 Webster 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) Mary E. Torell and Robert B. Torell, Jr. Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee Street or Other Mailing Address Street or Other Mailing Address 6020 S 88th Street 2224 Road 2700 City Zip Code City State Zin Code Lincoln Lawrence NE 68957 Phone Number (248) 808-0200 Phone Number (402) 460-8367 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Mineral Cemetery Death Certificate - Transfer on Death Executor Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate ✓ Sale Easement Gift Exchange) by buyer or seller? Trustee to Beneficiary Buver Seller V No Court Decree Satisfaction of Contract Exchange **Grantor Trust** Partition 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.) ✓ 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.) 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 258,000,00 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes AgriAffiliates, Inc. V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantees 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska (1/2 interest) 21 If agricultural, list total number of acres transferred in this transaction 160+-22 Total purchase price, including any liabilities assumed..... 23 Was non-real property included in the purchase? 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 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? 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. Craig Joseph Mazour, Trustee (402) 460-8367 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee 9/17/2024 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 00 Day

BOOK 2024 PAGE 1770

State of Nebraska } _{SS} .	
County of Webster	
Entered on the	
numerical index and filed for record in the	
Clerk's office of said county his 1 day	
of <u>Sept</u> A.D., 20 <u>a</u> 4, at <u>3.36</u>	
o'clock O.M. Recorded in Book AQU	
on Page 1 179	
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10.∞ O (D Deputy	Date
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Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

WARRANTY DEED

Mary E. Torell and Robert B. Torell, Jr., wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Craig Joseph Mazour, Trustee; Craig Joseph Mazour Revocable Trust; and Amy Jean Mazour, Trustee; Amy Jean Mazour Revocable Trust, an undivided one-half interest each, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

East Half of Southeast Quarter (E1/2SE1/4) and East Half of Northeast Quarter (E1/2NE1/4) of Section Eleven (11), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

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

(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 September 16, 2024.

STATE OF NEBRASKA

COUNTY OF LANCASHEY) ss.

The foregoing instrument was acknowledged before me on Mary E. Torell and Robert B. Torell, Jr., wife and husband.

September 16,2024 by

GENERAL NOTARY - State of Nebraska LAURA L. RAY My Comm. Exp. May 3, 2027

Cnty No.	. Be	ook	Pag	e .		Sale	Date		· Mo	30 Sec. 10	School District Code								
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	D	ate of S	ale Asses	sed V	alue			4371				00	0	1002	5		002	00	000
Land		* Imp	rovemen	its		To	ital	12.00		Date of Sale Property Classification Code									
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NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE



FORM 521

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The deed will not be recorded unless this statement	int is signed and items 1-27 are accurately complete	d					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
Webster - 91 ▼	Mo. 9 Day 18 Yr. 2024 Mo. 9 Day 17 Yr. 2024						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Prin	t)					
Glen Brumbaugh and Avery Brumbaugh	Grantee's Name (Buyer) Jonathan Luke Jones and Jami Naomi Lynn Sa	atorioo					
Street or Other Mailing Address 105 N Cedar St	Street or Other Mailing Address 405 N Chestnut St	ateriee					
City State Zip Code Red Cloud NE 68970	City State	Zip Code					
Red Cloud NE 68970 Phone Number	Red Cloud NE Phone Number Is the grantee a 501(c)(3) orga	68970					
Email Address	If Yes, is the grantee a 509(a) to	nization? Yes V Note oundation? Yes V Note Note out Note					
n/a	Email Address n/a						
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.						
) Property Type	(C)					
	Mineral Interests-Nonproducing State Assess	ed Mobile Home					
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt						
O. Time of Dead Co.	nd Contract/Memo Partition Sheriff	1					
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee	Other					
	neral Quit Claim Warranty						
Kind exchange (I.H.C. § 1031	losure Irrevocable Trust Revocable Trust	Transfer on Death					
Exchange) by buyer or seller? Auction Easement Gift		Trustee to Beneficiary					
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract	Other (Explain) corrective					
Yes No	12 Was real estate purchased for same use? (I	If No, state the intended use.					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)						
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Section 110 Day	her					
	and Grandchild Spouse						
Ex-spouse Parents and Cl 14 What is the current market value of the real property?							
8,000.00	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)					
16 Does this conveyance divide a current parcel of land?	Yes No \$17 Was transfer through a real estate agent or a title compan	%					
Yes No	of the agent or title company contact.) Ves Southe	rn Title, LLC No					
18 Address of Property 405 N Chestnut St	19 Name and Address of Person to Whom the Tax Statement						
Red Cloud, NE 68970	gra tee						
18a No address assigned 18b Vacant land							
20 Legal Description (Attach additional pages, if needed.)							
The South Eighty-seven and one-half (87.5) feet of the East H Webster County, Nebraska	Half (E1/2) of Block Two (2), LeDuc's Addition	n to Red Cloud,					
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed		0'.00					
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemical list) (see in the purchase)		I					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ctions)	0,00					
to it this transfer is exempt from the documentary stamp tay liet the exemption number							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	ithin a county or other geographic area with an active air force ballistic i	missile field? (See Instructions)					
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 the	at it is to the boot of my language.						
and that I am duly authorized to sign this statement. Teresa Theobald	at it is, to the best of my knowledge and belief, true, complete,	and correct,					
Print or Type Name of Grantee or Authorized Representative		(402) 746-2246					
Sign - / / / / / / / / /	Closing Agent	Phone Number					
	itle Agent	9/18/2024 Date					
Register of Deed's Use Onl		Date					
	y 30 Recording Data	For Dept. Use Only					
Mo. 9 Day 18 Yr. 24 \$ Exempt # 4	RK 2024 Pa 1788						
braska Department of Revenue rm No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)					
		,(2)					

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State of Nebraska ss. County of Webster	BOUK BOOT PAGE 1107
Entered on the numerical index and filed for record in the	
of Sept A.D., 20 24, at 11:39	
o'clock <u>A.M.</u> Recorded in Book <u>2024</u> on Page <u>1788</u> <u>Obbox Faria</u> County Clerk	NEBRASKA DOCUMENTARY STAMP TAX
IndCompAssessorCarded	SEXENDER HY BY a)
Return to: Southern Title, LLC	and the second of the second o
P O Box 221 Red Cloud, NE 68970 CORRECTIVE	WARRANTY DEED
and Jami Naomi Lynn Saterlee, a married coup estate (as defined in Neb. Rev. Stat. 76-201):	ation received from Grantee, Jonathan Luke Jones ble, convey to Grantee, the following described real (87.5) feet of the East Half (E1/2) of Block Two Webster County, Nebraska
	n on Warranty Deed recorded December 7, 2021
Grantors covenant, jointly and severally, with	Grantee that Grantors:
(2) have legal power and lawful author	rate and that it is free from encumbrances; brity to convey the same; e real estate against the lawful claims of all persons.
Executed September 17, 2024.	
Slen Brumbaugh	Avery Brumbaugh
STATE OF NEBRASKA)) ss.	
COUNTY OF WEBSTER)	

The foregoing instrument was acknowledged before me on September 17 Glen Brumbaugh and Avery Brumbaugh, husband and wife. , 2024 by

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

Notary Públic

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NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

170

FORM **521**

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 Yr. 2024 _{Day} <u>18</u> Mo. 9 _{Day} 14 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan Luke Jones and Jami Naomi Lynn Saterlee Grantee's Name (Buyer) Tyler Sherman Street or Other Mailing Address 405 N Chestnut St Street or Other Mailing Address 533 W 4th Avenue Zip Code 68970 Zip Code 68970 State NE State Red Cloud NE Red Cloud Phone Number Phone Number (402) 360-1197 Is the grantee a 501(c)(3) organization? ✓ No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address **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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other ____Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **✓** Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract 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.) ✓ 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Self **Brothers and Sisters** Grandparents and Grandchild Spouse Parents and Child Ex-spouse 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.) 15,000.00 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sen 405 N Chestnut St grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc'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..... 15.000,00 22 1\$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 15,000,00 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 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. Teresa Theobald (402) 746-2246 Print or Type Name of Grantee or Authorized Representative Phone Number sian Closing Agent 9/18/2024 Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 202 Day Mo

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Sept A.D., 20 24, at 11:42
o'clock A.M. Recorded in Book 2024
on Page 1709

On Page 1709

Output Have County Clerk
10.
Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
4
Date
\$ 33.75 By aD

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

WARRANTY DEED

Jonathan Luke Jones and Jaimi Saterlee, also known as Jami Naomi Lynn Saterlee, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tyler Sherman, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Eighty-seven and one-half (87.5) feet of the East Half (E1/2) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed September 14, 2024.

Jaini Saterlee

STATE OF NEBRASKA
) ss.

COUNTY OF WEBSTER
)

The foregoing instrument was acknowledged before me on Spterser 14, 2024 by Jonathan Luke Jones and Jaimi Saterlee, also known as Jami Naomi Lyn Saterlee, a married couple.

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

Notary Public

Cnty No.	Book	Pa	ge	esteria i	Sale	e Date			7			Sch	ool Dis	strict Co	de	e e		Alexandra State	
91	2024	179	99	9	/18	/2024	Base	e: 9:	1. – 0	002		Affili	ated:			Unif	ied:		
Location ID	S	ale Numbe	r	Useal	oility	& Code#						J	Parcel I	Number	i i				
000112300)	171		4		05	GeoC	ide	Twn	R	ng	Sect	Qrt	Subdiv		rea :	Blk	P	arcel -
	Date o	f Sale Asse	ssed V	alue	ile (T)		449	1	200.000.000.00	170.50 (140.7%)	ocago en auc	00	0	1000	5		021	00	000
Lánd	Ĭ	mproveme	nts		T	otal		L		Date	of S	Sale P	roperty	y Classi	ficat	ion (Code		
3,2	- monte of the control of the contro	271,	AND THE PROPERTY OF	Toke statement	ener anaberdari T	274,920	Sta	itus	P	roperty	y Tvi	De .	Zoning	Locat	ion	Cit	y Size	Parc	el Size
Assessor Locat)			A)	1	B)	STATE SECRETARY)1	. (1960 m) (1961) 1	D) :	e Partie	E)	6	F)	3
						Residentia	<u>. </u>			****			i de d	Comm		al 🔻			EW L
	Multiple	Improveme	nts: M	ıltiple.	Improv	rements.:	SECTION STATES	- Address - Report	WATER TO	Multi	iple.	Improv	ements. :		STANSON A.	September 1	established at the same.		an a sharrow decis
		struction D		nstructi			07					ion Dat							
	A CARLO	Flo	oor: Flo	or Sq.	Ft.:	2,7	28			Floor	Sq.	Ft. :			•••••				
	Buil	ding Cost N	ew: Co	st:		348,9	90			Cost									
Single Family St			Ŕ	esiden	tial C	ondition: 3	0			Com	ımeı	rcial C	ccupán	cy Code:					V
(100) 🗆 Mobile	Home		(1	0) 🗆	W	om Out				Prim	агу:		Ot	ther1:		(Other2:		
(101) ⊞ One St	ory		(2	0) 🗆	Ba	dly Worn				Com	ımeı	rcial C	onstruc	tion Cla	s:				
(102) 🗆 Two St	огу		(3	0) 🗷	Av	erage				(1)				uctural S					
(103) 🗆 Split Le	evel		(4	0) 🗆	Go	od				(2)		Rein	forced C	Concrete 1	ram	Э			
(104) 🗆 1 1/2 S	tory		(5	0) 🛘	Ve	ry Good				(3)		Mase	onry Bea	aring Wal	ls				
(111) 🗆 Bi-Lev	el		(6	0) 🗆	Ex	cellent				(4)		Woo	d or Ste	el Frame	l Ext	. Wal	ls		
(106) □ Other	profest load (American)	republican Carlo Do Contactor								(5)		Meta	l Frame	and Wal	s				
Townhouse or Di	uplex Style	e :	Re	siden	tial Q	uality: 40				(6)		Pole	Frame						
(301) 🗆 One St	ory		(1	0) 🗆	Lo	w				Cost	Rai	ak:			Coi	nditio	n:		
(302) □ Two St			(2	0) 🗆	Fai	r				(10)		Low			(10)		Worn	Out	
(307) 🗆 1 1/2 St			- `	0) 🗆	Av	erage				(20)		Aver			(20)) 🗆	Badly	Worn	
(308) □ Split Le			(4	0) 🗷	Go	od				(30)		Abo	re Avera	ige	(30)) 🗆	Averag	ge	
(309) 🗆 21/2 St			(5	0) 🗆		ry Good				(40)		High	Se an transmit of continu	Statement and their April 2	(40)		Good		
(304) One St			(6	0) 🗆	Exc	cellent	NG we side of Sales	selabetha Sunder	75 (CHO-62)				23,85		(50)		Very C	ood	<u>.</u>
(305) □ Two St	ory Dupler	ζ	st spie						6 A						(60)		Excelle	nt	
Assessor's A						•													
Assessor Comn				stme	nt:														
WD; TRANS	SFER I	NTO TRU	ST																
			•												···				
		 														-			
Comments from	n							C	mm	ents:	· · · · · · · · · · · · · · · · · · ·				-			······································	
000112300									, will	cuts.	·								
																	(Conti	nue on	back)



Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

The deed will not be recorded unless this statement	nt is signed and items 1-27 are accurately completed.								
1 County Name 2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 18 Yr. 2024 4 Date of Deed Mo. 09 Day 18 Yr. 2024								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seiler) Kathryn E. Lockhart	Grantee's Name (Buyer) Kathryn E. Lockhart								
Street or Other Mailing Address 442 West 3rd Avenue	Street or Other Mailing Address 442 West 3rd Avenue	77-0-4-							
City State Zio Code Red Cloud NE 68970	Red Cloud NE	68970 68970							
P402-746-8010	Phone Number 402-746-8010 Is the grantee a 501(c)(3) organized If Yes, is the grantee a 509(a) found								
Email Address NA	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C in									
) Property Type	(C)							
✓ Improved ✓ Single Family Industrial Unimproved ✓ Multi-Family Agricultural IOLL	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
	nd Contract/Memo Partition Sheriff	Other							
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	<u> </u>							
kind exchange (I.R.C. § 1031		nsfer on Death stee to Beneficiary							
Excitating by Stayor or Science.		ner (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	` ' '	Direc Truct							
	Partnership, or LLC Self Solf Othe and Grandchild Spouse	r Rvoc Trust							
Ex-spouse Parents and C									
14 What is the current market value of the real property? \$196,205.00	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)							
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Si								
442 West 3rd Ave Red Cloud, NE 68970	(Same as Grantee)								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)	· · · · · · · · · · · · · · · · · · ·								
Lots 19, 20, 21, 22, 23 and 24, Block 21, Original	Fown of Red Cloud, Webster County, N	√lebraska.							
21 If agricultural, list total number of acres transferred in this transaction	·								
22 Total purchase price, including any liabilities assumed.		0,00							
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)	0,00							
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	24 \$	0,00							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes No		ssile field? (See Instructions)							
27 If yes, is the required affidavit attached to this filing?									
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, ar	nd correct,							
David B. Garwood Print or Type Name of Graphee or Authorized Representative		402.746.3613							
sign Will Was Survey of Authorized Representative	Attorney	Phone Number 9/18/24							
here Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use On		For Dept. Use Only							
28 Date Deed Recorded No. 9 Day 19 yr 24 S Fyen n+ # U	RKANY Po 1799								
Mo. Day Tr. 44 \$ Exempt # 4	DIVOCALIA	ev. Stat. §§ 76-214, 77-1327(2)							

BOOK <u>2024</u> PAGE 1799

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Cerk's office of said county this 1 day of Sept A.D., 20 all, at 10:14 o'clock O.M. Recorded in Book 20:24 on Page 1799 (County Clerk 10.00 Deputy Ind Comp Assessor Carded



WARRANTY DEED

Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-One (21), 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 18, 2024.

Yallium 5 beleha Kathryn E. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 2024, by Kathryn E. Lockhart, a single person.

Comm. expires 12-2-26

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Notary Public

Agricultural Land Sales Worksheet

91 2024 Location ID	Destruction in the constitution of the wheelth of the constitution	9/12			School District Code								
Location ID	Delicated and the state of the		/2024	Base: 6	55-00	11	Aff	iliated:		Unified:			
	Sale Number	Useability	& Code#		Atresse Homester	15745/		Parcel N	lumber		ar and an		
001005800	172	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel	
Date	e of Sale Assessed \	/alue		4487	1	9	1	1 4	00000	1	000	0380	
Land	Improvements	To	otal	Date of Sale Property Classification Code									
864,520	864,52			Status	Prop	erty Ty	pe	Zoning	Location	City Size Parcel Size			
I	rrigation Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	
LCG	ACRES:	VAL	UE:		LCG			ACR	ES:	Salary Salary	VAL	J E:	
IRRIGATED 1A1				GR	ASSLA	ND 10	G1		5.030			7,795	
1A	44.230	2	54,985			1	G						
2A1	78.460	4	52,320			20	31						
2A	7.400		41,035	2G 31.580					18,490				
3A1				3G1			31						
3A						3	3G						
4A1						40	G1		0.380				
4A						4	ŀG	1:	1.010	5,505			
DRYLAND 1D1					helterbe	lt/Timb	er						
1D	17.860		49,120			Accretic	on		5.030				
2D1	6.760		18,590			Was	te		0.030			15	
2D						Oth							
3D1	5.990		16,475	AG L	AND T		+	21:	3.760	To Lie		64,520	
3D						Road	-						
4D1						arm Sit	+						
4D						me Sit							
				_···	R	ecreatio	\dashv						
Dwellings Outbuildings		 -		Nor	ı-AG T	Oth OTA		-,,,,					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
QCD; TRANSFER TO FAMILY TRUST		
	70 C	
Comments from	Comments:	
001005800 001006703		
		(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 record	ed unless this stateme	nt is signed and ite	ems 1-27 are accurate	ely comple	ted.
1 County Name Webster	2 County Number		3 Date of Sale/Tran	5000000	Date of Dee	
5 Grantor's Name, Address, and Tele	91			12 Yr. 2024		Day 12 Yr. 2024
Grantor's Name (Seller)	phone (Please Print)		Grantee's Name (B	, Address, and Telephone	e (Please Pr	int)
Eileen R. Hunter-Sweeney and Ma	rtin J. Sweeney		See Attached			
Street or Other Mailing Address 7419 Jay Court			Street or Other Mail 7419 Jay Court	lling Address		
City Arvada	State	Zip Code 80003	City Arvada		State	Zip Code 80003
Phone Number 3037261611			Phone Number 3037261611	Is the grantee a		ganization? Yes ✓ No
Email Address n/a			Email Address	in rest, to the gre		<u> 100 0110</u>
7 Property Classification Number. C	Check one box in cate	egories A and B. Check C i	1310000	nobile home.		
(A) Status) Property Type	The second of the second secon		(C)
☐ Improved ☐ Single F ☐ Unimproved ☐ Multi-Fa ☐ IOLL ☐ Comme	ımily Z	ndustrial Agricultural Recreational	Mineral Interests-F		State Asse	ssed Mobile Home
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certific	ate – Transfer on Deat	Distribution La	nd Contract/Memo [ase [neral [Personal Rep.	heriff ust/Trustee /arranty	Other
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No 11 Was ownership transferred in full? (I	10 Type of Transfer Auction Court Decree	Easement Gift Exchange Grant	Life Estate	Satisfaction of	[f Contract	Transfer on Death Trustee to Beneficiary Other (Explain)
	ainder interest held by Grantor B			Yes No	or same use	? (If No, state the intended use.)
	or Uncle to Niece or No ers and Sisters	ephew Family Corp.,	Partnership, or LLC and Grandchild	he appropriate box.) Self Spouse Step-parent and St	ep-child	Other
14 What is the current market value of t	ne real property?		15 Was the mortgag	ge assumed? (If Yes, state	the amount	and interest rate.)
\$1,168,270.00				✓ No \$		
16 Does this conveyance divide a current Yes No	nt parcel of land?		17 Was transfer thro of the agent or ti	ough a real estate agent o itle company contact.)	or a title comp	pany? (If Yes, include the name
18 Address of Property			19 Name and Addre	ess of Person to Whom the		
Rural farm ground				nd Eileen R. Hunter-Sween mily Trust dated July 9, 201		of the Sweeney and
18a No address assigned20 Legal Description (Attach additional programme)			Arvada, CO 80003			
	ages, if needed.)					
See attached						
21 If agricultural, list total number of acre	s transferred in this tra	ansaction 213.8				
22 Total purchase price, including any I23 Was non-real property included in the			************	CC20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	22 \$	0'.00
Yes Vo (If Yes, enter de	ollar amount and attac	ch itemized list.) (see instru	uctions)		23 \$	I I
24 Adjusted purchase price paid for rea25 If this transfer is exempt from the do	Il estate (line 22 minus	line 23)			24 \$	Q.00
26 Is an affidavit as described in Neb. Rev. S Yes No	Stat. § 76-2,141 required b			- · geographic area with an active	e air force ballis	stic missile field? (See Instructions)
27 If yes, is the required affidavit attace	hed to this filing?	Yes No				
Zachary K. Gr	av		hat it is, to the best of	my knowledge and belief,	true, comple	ete, and correct, 3089950522
sign Print or type Name of Gr	antee or Authorized Re	epresentative	Attorna			Phone Number
here Signature of Grantee or A	Authorized Representati	tive	Attorney Title			9/18/24 Date
	Rer	gister of Deed's Use Or	ılv			
28 Date Deed Recorded	29 Value of Stamp of		30 Recording Data			For Dept. Use Only
Mo. Day <u>aU</u> Yr. <u>aY</u>	\$ Exen	npt #4	BK20	24, Pg 186)3	
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes	96-269-2008 10-2020	U		F	Authorized by N	leb. Rev. Stat. §§ 76-214, 77-1327(2)

Line 6 – Grantee's Name

Martin J. Sweeney and Eileen Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013, and any amendments thereto

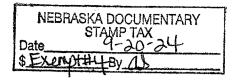
Line 20 – Legal Description

The Southeast Quarter (SE½) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6^{th} P.M., Webster County, Nebraska,

AND

Lots One (1) and Two (2) of Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of Sept A.D., 2024, at 10:28
o'clock AM. Recorded in Book aDa
on Page 1 1803
abben taria County Clerk
10:00 O O Deputy
IndCompAssessorCarded



Return Address: Gray Law Firm, P.O. Box 855, Holdrege, Nebraska 68949

QUITCLAIM DEED

Eileen R. Hunter-Sweeney and Martin J. Sweeney, Husband and Wife, GRANTOR, whether one or more, in consideration of Estate Planning Purposes, quitclaims to Martin J. Sweeney and Eileen Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013, and any amendments thereto, GRANTEE, whether one or more, GRANTOR's interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska,

AND

Lots One (1) and Two (2) of Section Fourteen (14), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Executed: 9/12/24.

AMY MICHELLE FRIE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026908
MY COMMISSION EXPIRES 07/11/2026

Eileen R. Hunter-Sweeney

Martin J. Sweeney

STATE OF ______

County of Jefferson

The foregoing instrument was acknowledged before me on $\frac{7/(2/24)}{24}$, 2024, by Eileen R. Hunter-Sweeney and Martin J. Sweeney, wife and husband

Cnty No.	Boo	k	Page	400 S		Sale Date	Alegoration of the second of t		ing sorp		Sc	hool Dis	trict Cod	e 🦾		
91	202	14	1812		9/	24/2024	Base:	91-	0002	1	Affil	iated:		Ur	ified:	
Location	ID	Sale	Number	Us	seabil	ity & Code#						Parcel N	Number			
0001126	500		173		4	06	GeoCde	Tw	n R	ıg.	Sect	Qrt	Subdiv	Area	Bl	k Parcel
	Da	te of S	ale Assessed	l Valı	ıe 💮		4491				00	0	10005		02	2 0000
Land		Imp	orovements			Total	tion to the second		Date	of S	ale 1	Property	Classifie	cation	Code	
1	,640		1,54	5		3,185	Status	I	Property	Тур	e.	Zoning	Locatio	n C	ity Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	В) 0	1		C) 1	D) 1	E)	6	F) 2
						Residential		Market Militi					Comme	rcial		
	Multi	iple Im	provements:	Multi	ple. Im	provements.:			Multi	ple. I	mpro	vements.:				
PART ARE		Constr	uction Date:	Const	ruction	Date:			Cons	ructi	on Da	ite :				
			Floor:	Floor	Sq. Ft.	;			Floor	Sq. I	Ft. :					
		Buildin	ig Cost New:	Cost	:				Cost	:						
Single Family	y Style:			Resi	dentia	l Condition:	antani (1723) Marijana		Con	mer	cial (Occupan	cy Code:		A. 3.0	
(100) □ Mo	bile Home	e		(10)		Worn Out			Prim				ther1:		Other	
(101) 🗆 On	e Story			(20)		Badly Worn			Con	mer	cial (Construc	tion Class	A46.5		
(102) 🗆 Tw	o Story			(30)		Average			(1)		Fire	proof Str	uctural Ste	el Frar	ne	
(103) 🗆 Spl	it Level			(40)		Good			(2)		Rei	nforced C	oncrete Fr	ame		
(104) 🗆 1 1.	/2 Story			(50)		Very Good			(3)		Ma	sonry Bea	ring Walls			
(111) □ Bi-	Level			(60)		Excellent			(4)		Wo	od or Ste	el Framed	Ext. W	alls	
(106) 🗆 Otl	ner			34.3			\$1.40 S.J.		(5)		Met	tal Frame	and Walls			
Townhouse o	r Duplex	Style:		Resi	dentia	l Quality:			(6)		n 6	e Frame	Caramana dalah		- ar co	
(301) 🗆 On	e Story			(10)		Low			-		ık:	100	ice pare to	Condi	tion:	
(302) 🗆 Tw				(20)		Fair			(10)		Lov			` '		om Out
(307) 🗆 1 L				(30)		Average			(20)			rage				lly Worn
(308) 🗆 Spl				(40)		Good			(30)			ove Avera			□ Av	
(309) 🗆 21/				(50)		Very Good			(40)		Hig			` _	□ Go	
(304) 🗆 On				(60)		Excellent	autorio de Svetsko				San de San de		19 310 5 - No. 20 - 1	•		y Good
(305) □ Tw	o Story Di	uplex		2		3.56								(60)	□ Exc	ellent
Assessor's	s Adjus	tment	t to Sale P	rice	(+ 01	r -) :										
Assessor Co						•										
WD; SO	LD TO	CITY	OF RED	CLC	סשכ										_	
																
																
Comments	from							Com	ments							
000112							•	CAIII	шенер	•						
	-															
													-			
															(C	ontinue on back)

.51310

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

DEPARTMENT OF REVENUE	 If additional space 	e is needed, add an attach	ment and identify the ap	pplicable item num	ber.	
	The deed will not be reco	orded unless this statemer	nt is signed and items 1-	27 are accurately	completed.	
1 County Name	2 County Num	ber	3 Date of Sale/Transfer		te of Deed	0004
Wel	bster - 91		Mo. <u>09</u> Day <u>24</u>	_Yr. <u>2024</u> M	o. <u>09</u> Day _	24 _{Yr.} 2024
COST COST COST CONTROL COST COST CONTROL COST COST COST COST COST COST COST COST	ress, and Telephone (Please Pr	int)	6 Grantee's Name, Addres	ss, and Telephone (Pl	lease Print)	
Grantor's Name (Seller) Tony Inman and C	crystal Inman		Grantee's Name (Buyer) City of Red Cloud, Bo	oard of Public Tru	ıst	
Street or Other Mailing A	•		Street or Other Mailing Add			
736 Deer Rd	01010	7. 0.1	540 N Webster St		1-1-	Zip Code
City Fredericksburg	State TX	Zip Code 78624	City Red Cloud	NE NE	tate	68970
Phone Number			Phone Number	Is the grantee a 501		
(830) 998-2030 Email Address			(402) 746-2215 Email Address	If Yes, is the grantee	e a 509(a) found	ation? Yes No
n/a			n/a			
7 Property Classification	on Number. Check one box in o			nome.		
(A) Status			Property Type	A 10		(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonprod		ate Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producir	ng LEx	kempt	
IOLL	Commercial	Recreational				
— — — — — — — — — — — — — — — — — — —	Conservator	= =	nd Contract/Memo Parti			ner
	Corrective Death Certificate – Transfer on D	Easement Lea		onal Rep. ☐ Trust/ Claim ✓ Warra	Trustee	
9 Was transfer part o	TO SECURE OF ICC. SECURITIES ASSESSMENT OF THE PROPERTY OF THE PARTY O			Revocable Trust		sfer on Death
kind exchange (I.R.)	C. § 1031	Easement Gift	Life Estate	✓ Sale		tee to Beneficiary
Exchange) by buyer o Buyer Se	i sciici .		or Trust Partition	Satisfaction of Cor	_ =	er (Explain)
	erred in full? (If No, explain the di					, state the intended use.)
✓ Yes No)	*	Yes	П №		
13 Was the transfer between	een relatives, or if to a trustee, ar	e the trustor and beneficiary rela				
☐ Yes ✓ No	Aunt or Uncle to Niece of	or Nephew 🔲 Family Corp., F	Partnership, or LLC	Self	Other _	
	☐ Brothers and Sisters	Grandparents a	and Grandchild S	Spouse		
	Ex-spouse	Parents and Ch	nild S	Step-parent and Step-c	hild	
14 What is the current ma	arket value of the real property?		15 Was the mortgage assu	med? (If Yes, state the	amount and int	erest rate.)
2,610.00			Yes V No	\$		%
	divide a current parcel of land?		17 Was transfer through a of the agent or title com	nany contact \ —		
Yes ✓ No)	A == -		☐ YE	3.53	✓ No
18 Address of Property 125 N Seward St			19 Name and Address of P	erson to Whom the Tax	x Statement Sho	ould be Sent
Red Cloud, NE 689	970		Same as Grante	ee		
18a No address assid	gned 18b Vacant land					
	ach additional pages, if needed.)					
See Attached	1					
21 If agricultural list total	number of acres transferred in the	nie transaction				
	including any liabilities assumed.			Ι,	22 \$	5,000,00
23 Was non-real property i		***********************			22 \$	
	If Yes, enter dollar amount and a	attach itemized list.) (see instru	ictions)		23 \$	0,00
24 Adjusted purchase pri	ce paid for real estate (line 22 m	inus line 23)	*******		24 \$	5,000¦00
26 Is an affidavit as describe	apt from the documentary stamp to ed in Neb. Rev. Stat. § 76-2,141 require	tax, list the exemption number _ red because the property is located to	within a county or other geograph	nic area with an active air	force hallistic mice	rila field? (See Instructions)
Yes V No	rount interest or	od booddoo tilo proporty to toodtod t	walling document of our or geograph	ile died with an active di	lorce ballistic miss	sile field: (See filstractions)
27 If yes, is the require	ed affidavit attached to this filing?	Yes No				
IInder nen	alties of law, I declare that I hav	e examined this statement and t	hat it is to the best of my kno	waladge and belief true	a complete and	Loorroot
and that I a	m duly authorized to sign this sta	atement.	nat it is, to the best of my kild	wiedge and belief, trui	e, complete, and	w.s.s.s.
	McCracken pe Name of Grantee or Authorize	d Donrocontative				(402) 746-3613
sign	To Ivallie of Glaritee of Authorize	u nepiesomative	Attornov			Phone Number
-	of Grantee of Authorized Represe	entative	Attorney Title			9/24/2024 Date
here Signature	Tarrios of rationzed riepiesi					Dale
		Register of Deed's Use On		^		For Dept. Use Only
28 Date Deed Recorded	21/	np or Exempt Number	30 Recording Data	2 10 13		
Mo. 9 Day 24	_Yr. dy \$ 11.	× J	13K2024,1	9 1010		
Nebraska Department of Reven	iue			() Author	orized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)

Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska SS County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of 2014. A.D., 20 24. at 3 5 o'clock O.M. Recorded in Book 2024 on Page 1812 County Clerk 10 200 County Clerk 10 200 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-24-24
\$ 11,25 By (1)

WARRANTY DEED

Tony Inman and Crystal Inman f/k/a Crystal Scoggins, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), 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 24, 2024.

Tony minan

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 24, 2024, by Tony Inman and Crystal Inman, husband and wife.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	Date -			one et en	S.	School District Code										
91	20	24	1813	9	9/24	/2024	Base: 9	91-0	002	Aff	iliated:			Un	ified:						
Location	D	Sale	Number	Useal	bility	& Code#		2 (% - 54) 2 (2 (%)			Parce	lN	lumber								
0001158	300		174	4		06	GeoCde	Twn	Rng	Se	ct Qr	t	Subdiv	Ārea	Blk	Pa	ircel				
	D	ate of S	ale Assessed	Value			4491	· <u> </u>		0.0	0 0		10005		025	0.0	000				
Land		Imp	orovements		T	otal		J	Date of	Sale	Prope	rty	Classific	ation	Code						
1	,095		3,780			4,875	Status	Pı	operty T	ype ,	Zonin	g	Location	n C	ity Size	Parc	el Size				
Assessor Lo	cation:	RED	CLOUD (R	' .C)			A) 1	B)	01		C) 1		D) 1	E)	6	F)	1.				
						Residential			1945				Comme	cial			Alberta e Salah				
	Mul	tiple Im	provements:	Multiple.	Improv	rements.:			Multiple	. Impr	ovements	3. :	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4								
		Acres market services	u se santana kalendari ka	Construct			90		Constru	ction I	Date:										
			Floor:	Floor Sq.	Ft. :	9	76		Floor So	. Ft. :											
		Buildin	NAME OF THE PARTY OF THE PARTY.	Cost:		94,0	30		Cost:												
Single Family	Style:	101		Residen	ıtial C	ondition: 1	0		Commercial Occupancy Code:												
(100) 🗆 Mo	bile Hon	1e		(10) 🗷	l W	om Out			Primar				herl:		Other2:						
(101) 🗷 Ons	e Story			(20)	l Ba	dly Wom			Commercial Construction Class: (1)												
(102) 🗆 Two	o Story	_		(30)	l Av	erage			(1) [] Fi	reproof	Strı	uctural Ste	el Fran	ıe						
(103) 🗆 Spl	it Level			(40)	l Go	ood			(2) [□ Re	einforce	1 C	oncrete Fr	ame							
(104) 🗆 11/	2 Story			(50)	Ve	ry Good			(3) Masonry Bearing Walls												
(111) 🗆 Bi-l	Level			(60)	Ex	cellent			(4) Use Wood or Steel Framed Ext. Walls												
(106) □ Oth	ет		7						(5) [∃ M	etal Fran	ne :	and Walls								
Townhouse of	r Duplex	Style:		Residen	rtial Q	uality: 30			(6)] Po	le Fram		i and a second second		e or one former bross con-	1979 149 4					
(301) 🗆 One	e Story			(10)	Lo	W			Cost R	ank:				Condi	ion:						
(302) 🗆 Two	o Story			(20)	Fa	ir			(10) [l Lo)W		<u></u> i	(10) E] Worn	Out					
(307) 🗆 11/	2 Story			(30) 🗷	Av	rerage			(20) [J Av	verage		i	(20) [] Badly	Worn	·				
(308) □ Spli	it Level			(40)	Go	od			(30) [J At	oove Av	era	ge i	····] Avera						
(309) 🗆 21/				(50)		ry Good			(40) [J Hi	gh	us ne tr	Ster var S. Zani, 20	`] Good						
(304) 🗆 One				(60)	Ex	cellent	na sult frituale en em siñe	office 190est						(50) E] Very	Good					
(305) 🗆 Two	o Story I	Duplex			4.95		1 15 15 16 The						1	(60) E] Excel	lent					
L			t to Sale Pr Reason for Ac):							alla de la composición dela composición de la co								
		•••	OF RED						-												
WD; 50.	טז עם	CITI	OF RED	CTOO	<u> </u>						-										
													-								
																	——				
Comments 1	rom							Comn	ents:												
000115	800																				
				**-																	
															(Cont	inue or	back)				

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

Good Life. Great Service.

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	24 2024
Webster - 91		, <u>24 </u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Don Flesner	City of Red Cloud, Board of Public Trust	
Street or Other Mailing Address 40 N Cedar St, Apt 5	Street or Other Mailing Address 540 N Webster St	
City State Zip Code Red Cloud NE 68970	City State NE NE	Zip Code 68970
Phone Number (402) 746-3939	Phone Number Is the grantee a 501(c)(3) organiz (402) 746-2215 If Yes, is the grantee a 509(a) four	
Email Address	Email Address	idation: 103 Divo
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a	
	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
	nd Contract/Memo Partition Sheriff 0	Other
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ansfer on Death ustee to Beneficiary
		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	
✓ Yes	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., P		r
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	= '	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate \
2,955.00	☐ Yes	
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	
Yes ✓ No	of the agent or title company contact.)	No
18 Address of Property 310 N Seward St	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Red Cloud, NE 68970	Same as Grantee	
18a No address assigned 18b ✓ Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
See Attached		
3337,110.0110.0		
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		6,500,00
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list) (see instruction).	20 (0;00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction and Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 24 \$	6,500,00
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 w. Yes V No	rithin a county or other geographic area with an active air force ballistic mi	ssile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes No		
Under populties of law I declare that I have greated this statement and the		
Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.	lat it is, to the best of my knowledge and belief, true, complete, at	nd correct,
Kory McCracken Print, of Type Name of Grantee of Authorized Representative		(402) 746-3613
sidn //	Attorney	Phone Number 9/24/2024
	Title	- 9/24/2024 Date
TICIC		
Register of Deed's Use Onl 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Resording Data	For Dept. Use Only
Mo. 9 Day 24 Yr 24 \$ 15.75	RK2024 P. 1813	
Nebraska Department of Revenue	Authorized by Nah D	Dr. Ctot SS 76 014 77 1007/0\

Lots Sixteen (16) and Seventeen (17), Block Twenty-five (25), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical ingex and filed for record in the Clerk's office or said county this all day of Sept A.D., 20 all at 3:53 o'clock D.M. Recorded in Book 20all on Page 1013

County Clerk Deputy Ind Comp Assessor Carded County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-24-24
\$ 15.15 By aD

WARRANTY DEED

Don Flesner, a single person, who was also single at the time the deed was filed in Book 2009, page 1914 of the official records of the Webster County, Nebraska Register of Deeds, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16) and Seventeen (17), Block Twenty-five (25), 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 22p aubor 24, 2024.

Don Flesner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on 24, 2024, by Don Flesner, a single person.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page	第21 A	S	ale Date	e i		Twee is	1665 A		S	chool	Dis	trict Co	de						
91	20	24	1814		9/2	24/202	24	Base:	91	-00	002	Aff	iliatec	1:		1	Unif	ied:	and the second s			
Location	D	Sale	Number	Us	eabili	ty & Co	de#						Par	cel l	Number							
0001128	300		175		4	0	6	GeoCde	1	[wn	Rng	Se	ct (Qrt	Subdiv	A	rea	Blk	Parcel			
	D	ate of S	ale Assessed	Valu	1e -			4491		eroopee, e _{le} e	* *** ********************************	0	W.Gr. 475 - 780	0	1000	S. (0.45)	, e.g., as a	022	0000			
Land		Imp	rovements			Total				D	ate of	Sale	Prop	erty	Classi	icati	cation Code					
1	,095	1 1990 11 200 44.	destruction of the state of the	122.00 1854.00	s periodic		095	Statu			perty Ty	192765 AS 15.205	Zon	arragio Arragion	Locat	erenan Eroni I	e nasioned Localidad	y Size	Parcel Size			
Assessor Lo		PED	CT.OID (I	RC)	-		033	A) 2	120.00	B)	01	PÇ.	C)		D)]	130.30	Е)	6	F) 1			
		KHD	едоор (.	4950	ang light	Resid	dential		300	<i>-</i> 5,	0.1	áin:	NESS CARRES	in testrati	Comm							
	Mul	tinle Im	provements:	B. Avelei	ala Tenn	2.450am [/] -[celal[s]	NATURAL SECTION		100	G/444		7 (0.3%	rightings out figer have	(district	COMM	CICIA						
		are and the second	uction Date:		ruction :	rovements	• •			_	Multiple. Construct			AS								
		COLISIA	Floor:		Sq. Ft.			· · ·		\dashv	Floor Sq.											
		Buildin	g Cost New:	Cost :	•						Cost:	16.										
Single Family	Style:	(1) (Bake)		0.386.130 h s	end about 1	Conditio	on:		196	1143 2	Access of the parties	rcial	Occur	nand	ry Code:	1000	75.7.					
(100) □ Mol		ne		(10)		Worn Ou			lacing days		Primary	•			herl:	S CONTRACTOR		Other2:	ing in our high harman.			
(101) 🗆 One	Story			(20)		Badly Wo	om						Cons	truc	tion Clas	s:						
(102) 🗆 Two	Story			(30)	Π.	Average									uctural St				a the constant and the sail			
(103) 🗆 Spli	t Level			(40)		Good									oncrete I		-					
(104) 🗆 1 1/2	2 Story			(50)		Very Goo	od				(3) 🗆	M	asonry	Bea	ring Wal	s						
(111) 🗆 Bi-I	Level			(60)		Excellent					(4)	W	ood or	Stee	l Frame	Ext.	Wall	ls				
(106) 🗆 Oth							结构的				(5) 🛘	M	etal Fra	ame	and Wall	s						
Townhouse or		Style:		Resid	lential	Quality:							le Fran									
(301) □ One				(10)		Low				•	Cost Ra	nk:				Con	ditio	n:				
(302) 🗆 Two				(20)		Fair					-	Lo				(10)		Worn	Out			
(307) 🗆 1 1/2				(30)		Average							erage			(20)		Badly				
(308) 🗆 Split				(40)		Good							ove A	vera	ge	(30)		Averag	ge			
(309) 🗆 21/2						Very Goo					(40) 🛘	Hiş	gh	a di kacama	andreas errores and	(40)		Good				
(304) □ One				(60)		Excellent	anderic alike	nto Patakaskans	\$1.4.14			2001. A				(50)		Very C	ood			
(305) □ Two																(60)		Excelle	ent			
Assessor's					-	-):																
Assessor Con																						
WD; SOI	D TO	CITY	OF RED	CLC	עט																	
			<u>.</u>			-									·							
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Comments fr	rom								Cor	nme	nts:		· · · · · · · · · · · · · · · · · · ·									
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<u> </u>																		(Canti-	nue on back)			
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Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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.

te dags to the second survival and second survival and the second	nt is signed and items 1-27 are accurately completed.										
County Name											
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Marjorie Kirkpatrick	City of Red Cloud, Board of Public Trust										
Street or Other Mailing Address 113 N Seward St	Street or Other Mailing Address 540 N Webster St										
City State Zip Code Red Cloud NE 68970	CityStateZip CodeRed CloudNE68970										
Phone Number (830) 370-4504	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-2215 If Yes, is the grantee a 509(a) foundation? Yes No										
Email Address	Email Address										
n/a 7 Property Classification Number. Check one box in categories A and B. Check C i	n/a										
) Property Type (C)										
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
✓ Unimproved	Mineral Interests-Producing Exempt										
IOLL Commercial Recreational											
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other										
Bill of Sale Corrective Easement Le											
C CONTROL CONT	neral Quit Claim V Warranty										
kind exchange (LB C § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death										
	☐ Life Estate										
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.)										
✓ Yes No											
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)										
Yes Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other										
	and Grandchild Spouse										
Ex-spouse Parents and C											
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
1,095.00 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										
Yes No	of the agent or title company contact.)										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
105 N Seward St	Same as Grantee										
Red Cloud, NE 68970	Same as Grantee										
18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
See Attached											
O4 If a simple state of the sta											
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed											
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions) 23 \$ 0,00										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \\$ 250,00										
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 V No	The first country of care goograp in care a mail an additional information flow. (Cook included to)										
27 If yes, is the required affidavit attached to this filing?											
Under penalties of law, I declare that I have examined this statement and	that it is, to the best of my knowledge and belief, true, complete, and correct,										
and that I am duly authorized to sign this statement. Kory McCracken	(402) 746-3613										
Print or Wipe Name of Grantee or Authorized Beere sentative	Phone Number										
sign	Attorney 9/24/2024										
here Signature of Grantee or Authorized Representative	Title Date										
Register of Deed's Use O	nly For Dept. Use Only										
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data										
Mo. 9 Day 24 Yr. 24 \$ 2.25	BK2024, Pg 1814										
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

Lots Eleven (11) and Twelve (12), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

BOOK 2024 PAGE 1814

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Alday of Sept A.D., 20 24 at 3 50°clock D.M. Recorded in Book 20 24 on Page 18 14

On Page 1814 County Clerk

10.00 Deputy

Ind Comp Assessor Carded



WARRANTY DEED

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

Lots Eleven (11) and Twelve (12), Block Twenty-two (22), 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 \7, 2024.

Marjonie a. Kirkpatrick

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September <u>17</u>, 2024, by Marjorie Kirkpatrick, a single person.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	re Asili Olio 75	2.2	Sal	Date					. 5	Scho	ol Dis	trict Co	de					
91	20	24	1815	5	9,	/24	/2024	Base:	91	-00	02	Af	filiat	ed:		1	Unif	ied:			
Location	ID	Sale	Number	74 3	Useab	ility	& Code#			5 1 1 1 1	. 1993) - 1953		Pa	rcel l	Number				in to Politica	- 1 m	
0001127	700		176		4		06	GeoCde	1	`wn	Rng	S	ect	Qrt :	Subdiv	A	rea	Blk	Ра	rcel	
	D	ate of S	ale Assess	ed V	alue			4491				0	0	0	10005	5	. 10.000	022	0.0	00	
Land		Imp	rovement	ŝ		T	otal			D	ate of	Sale	e Pro	perty	Classif	icati	on (Code	Gai.		
1	,640		2,0	75			3,715	Status		Pro	perty T	ype	Z	oning	Locati	on -	Cit	y Size	Parc	el Size	
Assessor Lo	cation:	RED	CLOUD	(RC))			A) 1		B)	01		C)	1	D) 1		E)	6	F)	2	
							Residential				(EXIT)				Comm	ercia	I .				
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		Constr	uction Date	c Co	nstructio	n Dat	te: 18	80			Constru	tion 1	Date:								
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		Buildin	g Cost New	r: Co	st:		109,2	10			Cost:										
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(101) 🗷 One	e Story			(2	0) 🗆	Ba	dly Worn		Commercial Construction Class:												
(102) 🗆 Two			<u></u>	(3	0) 🗆	Av	erage			(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli				(4	0) 🛮	Go				(2) Reinforced Concrete Frame											
(104) 🗆 1 1/				(5	0) 🗆		ry Good			(3)) M	lason	ry Bea	ring Wall	3						
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(305) 🗆 Two				14.5	24	5/2/3		2.184	H. Galler							(60)		Excelle	nt		
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Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

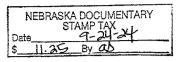
FORM 521

• 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	
1 County Name	3 Date of Sale/Transfer Mo. 09 Day 24 Yr. 2024 4 Date of Deed Mo. 09 Day 24 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Suzanne Youman	Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust
Street or Other Mailing Address 113 N Seward St	Street or Other Mailing Address 540 N Webster St
100000000000000000000000000000000000000	City State Zip Code Red Cloud NE 68970
Phone Number (830) 370-4504	Phone Number (402) 746-2215 Is the grantee a 501(c)(3) organization? Yes You No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
A Section of the Control of the Cont	Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mobile Home Exempt
8 Type of Deed Conservator Distribution Lan- Bill of Sale Corrective Easement Lea- Cemetery Death Certificate – Transfer on Death Executor Minimum.	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecld Auction Easement Gift	
✓ Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pa Brothers and Sisters Grandparents a Ex-spouse Parents and Chi	artnership, or LLC Self Other nd Grandchild Spouse
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
3,585.00	Yes V No \$ %
16 Does this conveyance divide a current parcel of land? Yes V 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
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
113 N Seward St Red Cloud, NE 68970	Same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed.	1,700,00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction)	ctions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 4,750¦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 w Yes	rithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and correct,
	(402) 746-3613
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney 9/24/2024 Date
Register of Deed's Use Onl	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
мо. 9 Day <u>24 уг. <u>24</u> \$ 11.25</u>	BK2024, Pa 1815
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lots Eight (8), Nine (9) and Ten (10), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska Ss.
County of Withster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this all day
of Sen 7: 3, 20 or 4, at 7:01
o'clock Pyntecorded in Book 2024
or Page 1815
appear toma County Clerk
10.00 d d Deputy
IndCompAssessorCarded



WARRANTY DEED

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

Lots Eight (8), Nine (9) and Ten (10), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

"The structure above described is hereby conveyed subject to the conditions, restriction, and limitations hereinafter set forth that shall be considered as covenants running with the structure that the grantee, his heirs, and assigns covenant and agree, to the event that premises are sold or otherwise disposed of, will be inserted in the instrument of conveyance."

COVENANTS

- I. The structure will be rehabilitated and maintained in accordance with the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings" (Revised 1983).
- II. The above restrictions shall be binding on the parties hereto, their heirs, successors, and assigns in perpetuity; however, the Nebraska State Historic Preservation Officer may, for good cause, modify or cancel any or all of the foregoing restrictions upon written application of the grantee, his heirs or assigns.
- III. The acceptance of the delivery of this document shall constitute conclusive evidence of the agreement of the grantee, to be bound by the conditions, restrictions, and limitations and to perform the obligations herein set forth.

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 24, 2024.

Suzanne Youman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 24, 2024, by Suzanne Youman, a single person.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page		S	ale Date		5135.0			S	chool Dis	strict Co	ode			and Market State of the Control of t		
91	20	24	1838		9/2	3/2024	Base:	91-	007	4	Affi	liated:			Unified:				
Location	\mathbf{D}	Sale	Number	Us	eabili	ty & Code#	1000		e process			Parcel]	Number						
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	D	ate of S	ale Assessed	Valı	ıe .		4133	30,00			0 (0 0	2000	5		005	0000		
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(101) 🗆 One	e Story			(20)		Badly Worn			Co	mme	rcial	Construc	tion Cla	ss:					
(102) 🗆 Two	o Story			(30)		Average			(1	1) 🗆	Fir	eproof St	uctural S	teel F	rame				
(103) 🗆 Spli	it Level			(40)		Good			(2	2) 🗆	Re	inforced (Concrete	Fram	e				
(104) 🗆 1 1/	2 Story			(50)		Very Good			(3	3) 🗆	Ma	asonry Be	aring Wa	lls					
(111) 🗆 Bi-l	Level			(60)		Excellent			(4	1) 🗆	W	ood or Ste	el Frame	d Ext	. Wal	ls			
(106) □ Oth						Kalangaran Kalangaran			(5	5) 🗆	Me	etal Frame	and Wa	ls					
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(301) 🗆 One	Story			(10)		Low			Co	st Ra	nk:			Co	aditi	on: 🔻			
(302) 🗆 Two	o Story			(20)		Fair			(10	0) 🗆	Lo	W		(10)) 🗆	Wom	Out		
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(309) 🗆 21/				(50)		Very Good				0) 🛘		gh	asserbalental	(40)		Good			
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																(Conti	nue on back)		

6132

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

Good Life. Great Service.

• If additional space is needed, add an attachment and identify the applicable item number	er.
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DEPARTMENT OF REVENUE	 If additional space is nee 	ded, add an attach	ment and identify the ap	plicable item nu	umber.	
	The deed will not be recorded un	nless this statemer	THE REAL PROPERTY OF THE PROPERTY OF THE PARTY OF THE PAR		S AC P LAW SAVE R. D. C. MAY.	
1 County Name Web	oster - 91 2 County Number		3 Date of Sale/Transfer Mo. 09 Day 23		Date of Deed Mo. <u>09</u> Day	23 _{Yr.} 24
5 Grantor's Name, Addr	ress, and Telephone (Please Print)		6 Grantee's Name, Address	s, and Telephone	(Please Print)	
	and Julie A. Gilbert		Grantee's Name (Buyer) JL's Premier Custom).	
Street or Other Mailing Ad PO Box 372			Street or Other Mailing Addr 404 S Hickory St	ress	2	
City Blue Hill	State NE	Zip Code 68930	City Blue Hill		State NE	Zip Code 68930
Phone Number			Phone Number		501(c)(3) organiza	
(402) 469-1959 Email Address n/a			(308) 390-9113 Email Address n/a	il fes, is the gran	itee a 509(a) foun	uation: Tes Mino
1,500,000,000	on Number. Check one box in categorie	s A and B. Check C if	T.30 BO	ome.		
(A) Status		(B)	Property Type			(C)
Improved	✓ Single Family Industr	rial	Mineral Interests-Nonprod	ucing	State Assessed	Mobile Home
✓ Unimproved IOLL	Multi-Family Agricu Commercial Recrea	_	Mineral Interests-Producin	g	Exempt	
8 Type of Deed	Conservator	Distribution Lar	nd Contract/Memo Partit	ion She	eriff C	ther
	Corrective Death Certificate – Transfer on Death	Easement Lea			st/Trustee	
	ST ADMINISTRATING OF THE PARTY OF THE STATE	Distribution Forecl		Revocable Trus		nsfer on Death
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or		Easement Gift		✓ Sale	=	stee to Beneficiary
Buyer Se	eller 🗸 No Court Decree 🔲 E	Exchange Granto	or Trust Partition	Satisfaction of	Programme	ner (Explain) o, state the intended use.)
✓ Yes No	,		Vas leal e	No	n same use: (ii iv	o, state the intended use.)
	een relatives, or if to a trustee, are the trus	tor and beneficiary rela				
☐ Yes ✓ No	Aunt or Uncle to Niece or Nephev	w Family Corp., F	Partnership, or LLC Se	elf	Othe	·
	Brothers and Sisters			oouse		
	Ex-spouse	Parents and Ch		tep-parent and Ste	5.	
4.990.00	rket value of the real property?		15 Was the mortgage assur		the amount and in	nterest rate.)
	divide a current parcel of land?		Yes ✓ No 17 Was transfer through a re	\$eal estate agent or	a title company?	(If Yes, include the name
Yes V No	·		of the agent or title comp		Yes	✓ No
18 Address of Property			19 Name and Address of Pe	erson to Whom the	Tax Statement Sh	nould be Sent
No street address Blue Hill, NE 68930	2		Same as Grante	е		
18a No address assig	_			_		
The state of the s	ch additional pages, if needed.)					
See attached						
oee allached						
21 If agricultural, list total	number of acres transferred in this transa	ction				
22 Total purchase price, in	ncluding any liabilities assumed		***********		22 \$	12,500,00
23 Was non-real property in					22 \$	0,00
24 Adjusted purchase prid	f Yes, enter dollar amount and attach ite ce paid for real estate (line 22 minus line 2	mized list.) (<u>see instru</u> 23)	<u>ictions</u>)		23 \$	12,500,00
25 If this transfer is exemp	pt from the documentary stamp tax, list the din Neb. Rev. Stat. § 76-2,141 required because	e exemption number _			air force ballistic mi	ssile field? (See Instructions)
	ed affidavit attached to this filing? Yes	□No				
				1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
and that I a	alties of law, I declare that I have examing duly authorized to sign this statement.	ed this statement and t	hat it is, to the best of my know	wledge and belief,	true, complete, ar	nd correct,
Kory N	AcCracken on Name of Grantee of Authorized Repres	entativo				(402) 746-3613 Phone Number
sign	Granie of Grantee of Authorized Repres	7	Attorney			10/1/2024
	of Grantee or Authorized Representative		Title			Date
		er of Deed's Use Or	nly			For Dept. Use Only
28 Date Deed Recorded	29 Value of Stamp or Exe	empt Number	30 Recording Data	10-0		• • • • • • • • • • • • • • • • • • •
Mo. Day	1 yr. 24 \$ 29. 25		BK2024, F	1838		
Nebraska Department of Reven	ue		•	() A	autnorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

The East Half of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Five (5), Original Town of Blue Hill, Webster County, Nebraska.

BOOK 2024 PAGE 1838

Assessor_

Comp

Carded

WARRANTY DEED

Timothy J. Gilbert and Julie A. Gilbert, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to JL's Premier Custom Building, L.L.C., a Nebraska limited liability company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Five (5), Original Town of 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.

Executed 9-23, 2024.

Timothy J. Gilbert

Julie A. Gilbert

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on 2024, by Timothy J. Gilbert and Julie A. Gilbert, husband and wife.

Comm. expires May 8, 2028

Notary Public

GENERAL NOTARY - State of Nebrasia: JENNIFER R. GAEDE My Comm. Exp. May 8, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	ς	Page	Control of August Control of Section (Section 1997)				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						School District Code								
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	Date	of Sal	e Assesse	d Val	ue			43	71				00)	0	100	20		011	0	000	
Land		Impre	ovements			To	tal	21100 41400	e e e e e e e e e e e e e e e e e e e		Date	of S	ale	Prop	erty	Clas	sifica	tion (Code			
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(100) 🗆 Mobile	Home			(10)		Wor	n Out				Prin	пагу:			Ot	her1:		(Other2:			
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(309) 2 1/2 Sto				(50)			Good		-		(30)) <u> </u>			verag	ge	(30		Averag	ge		
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(305) □ Two Sto				(00)				1. A. A.				2					(60		Excelle			
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Real Estate Transfer Statement

FORM

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

Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · 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. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed 2024 Mo. <u>09</u> Mo_09 10 Day _ Yr. 2024 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Charles E. Lewis and Barbra Lewis Eugene I. Mast Street or Other Mailing Address Street or Other Mailing Address 327 W 3rd Ave 605 N Elm St Zip Code 68970 City State Zip Code City State Red Cloud NE Red Cloud NF 68970 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 768-8291 Phone Number (917) 392-5781 If Yes, is the grantee a 509(a) foundation? Yes **Email Address Email Address** n/a 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 Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational Commercial Conservator Distribution Sheriff 8 Type of Deed Land Contract/Memo Partition Other Bill of Sale Personal Rep. Trust/Trustee Corrective Easement Lease Death Certificate – Transfer on Death ✓ Quit Claim Cemetery Executor Mineral Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Easement Auction Gift Life Estate ✓ Sale Trustee to Beneficiary ☐ Seller ✓ No Court Decree Exchange Buyer Grantor Trust Partition Satisfaction of Contract 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.) √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent 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.) 1,640.00 Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 814 N Elm St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 20, 21+22, Block 11, Smith+ More's Addition to Red Cloud, webster County, Ne braska 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? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 4.000,00 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 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 9/27/2024 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only

28 Date Deed Recorded

30 Recording Data

29 Value of Stamp or Exempt Number

00

BOOK 2024 PAGE 1830

State of Nebraska 3ss. County of Webster_ Entered on the numerical index and filed for record in the Clerk's office of said county this__ oct A.D., 20 24, at 10:50 o'clock O.M. Recorded in Book 2024 1839 County Clerk 10.00 _Deputy Ind

Carded

NEBRASKA DOCUMENTARY STAMP TAX te<u>10-1-3</u>4 Date

QUITCLAIM DEED

Charles E. Lewis and Barbra Lewis, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Eugene I. Mast, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed September 21, 2024.

_Comp

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 17, 2024, by Charles E. Lewis and Barbra Lewis, husband and wife.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Be	ook	Page	Sale	Date	172		Language (S	School District Code								
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Location ID	Sale	Number	Useability	& Code#					Parcel 1	Number							
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	oate of S	ale Assessed \	Value .		4131	4	11	1	6 0	00000	1	000	0370				
Land	Imp	rovements	To the state of	otal .		D	ate of	Sal	e Propert	Classific	cation Code						
41,860		263,890	3	305,750	Status	Proj	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size				
	Irrigat	ion Type:			A) 1	B)	05		c) 5	D) 3	E)	0	F) 5				
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1 <i>A</i>	Λ.]	ιG		1.740			2,695				
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Outbuildings		200		37,880	Non		38,840										

Assessor	s Adjustment to Sale Price (+ or	-):	Total Recapture Value:	
Assessor C	omments and Reason for Adjustment:			
WD; T	CANSFER TO REVOCABLE TRUST	1		
,				CONTRACTOR
Comments	from	Com	ments:	
002110	505			
,				(Continue on back)



NEBRASKA I

Real Estate Transfer Statement 179

FORM

Good Life. Great Service.	To be filed with the Reg If additional space is n		ad instructions on rever		mbor	521
DEPARTMENT OF REVENUE	e deed will not be recorded					
1 County Name Webste	2 County Number		3 Date of Sale/Transfer Mo. 16 Day 1	4 [Date of Deed Mo. AB Day _	; _{yr} 2024
	and Telephone (Please Print)	otvilloviti.	6 Grantee's Name, Addres			
Grantor's Name (Seller)			Grantee's Name (Buyer) David K. Berns, Trusto			
Berns Family Farms, L Street or Other Mailing Address			Street or Other Mailing Addr		. Dems, music	-
912 Road X City	State	Zip Code	912 Road X		State	Zip Code
Bladen	NE NE	68928	Bladen		NE i01(c)(3) organizati	68928 on? Yes ✔No
Phone Number (402) 705-9174			Phone Number (402) 705-9174		tee a 509(a) founda	
Email Address n/a			Email Address n/a			
7 Property Classification N	umber. Check one box in catego	ories A and B. Check C if	property is also a mobile h	ome.		
(A) Status	0:-1-57	<u></u>	Property Type	uoina 🗆 🗆	State Assessed	(C) Mobile Home
✓ Improved	Multi-Family Ag	fustrial [] ricultural [] creational	Mineral Interests-Nonprod Mineral Interests-Producin	1	Exempt	INDUITE FIGURE
Bill of Sale Com	servator ective h Certificate – Transfer on Death	Distribution Lan Easement Lea Executor Min		=	st/Trustee	ner
9 Was transfer part of IRS kind exchange (I.R.C. § Exchange) by buyer or sell	S like- 1031 er? Auction	Distribution Forecle Easement Gift		Revocable Trus Sale Satisfaction of 0	t Tran	sfer on Death tee to Beneficiary or (Explain)
11 Was ownership transferred	in full? (If No, explain the division			state purchased for	r same use? (If No.	state the intended use.)
Yes No	elatives, or if to a trustee, are the	truster and baseficians rela	time? (If Yes, check the approx	No		
Yes No	Aunt or Uncle to Niece or Nep	_		elf	Other	
	Brothers and Sisters	Grandparents a	and Grandchild S	pouse		
	Ex-spouse	Parents and Ch	· · · · · · · · · · · · · · · · · · ·	tep-parent and Ste	·	
14 What is the current market 305,750.00	value of the real property?		15 Was the mortgage assu ☐ Yes ✓ No	\$		%
16 Does this conveyance divid	e a current parcel of land?		17 Was transfer through a r of the agent or title com		a title company? (Yes	If Yes, include the name
18 Address of Property 912 Road X			19 Name and Address of Po David K. Berns, Tru			
Bladen, NE 68928			912 Road X	istee & Silaiu	n G. benis, i	lusiee
18a No address assigned	18b Vacant land		Bladen, NE 68928			
20 Legal Description (Attach a Please see atta	dditional pages, if needed.) ched legal descripti	on.				
	iber of acres transferred in this tra	nsaction 4.29±				
22 Total purchase price, inclu23 Was non-real property inclu	• .				22 \$	0,00
Yes No (If Yes	s, enter dollar amount and attacl				23 \$	0,00
25 If this transfer is exempt fr 26 Is an affidavit as described in	aid for real estate (line 22 minus loom the documentary stamp tax, lineb. Rev. Stat. § 76-2,141 required be	st the exemption number ξ	5 <u>B</u>	ic area with an active	24 \$ air force ballistic mis	
Yes Mo 27 If yes, is the required at	fidavit attached to this filing?	es No				
and that I am d David K.	es of law, I declare that I have exa uly authorized to sign this stateme Berns, Trustee OR	Sharon G. Berr		wledge and belief,	true, complete, and	d correct, (402) 705-9174
sign Print or Type N	ame of Grantee or Authorized Re	presentative	Cranta			Phone Number
	rantee or Authorized Representati	ve ve	Grantee Title		ve4.5.v	10-1-24 Date
		ister of Deed's Use Or	•			For Dept. Use Only
28 Date Deed Recorded	29 Value of Stamp or	- - .	30 Recording Data	IRLIA		
Mo Day Y Nebraska Department of Revenue	Exemp	t#5b	1 BK2024, Pg	שדמי	uthorized by Neb. Re	r. Stat. §§ 76-214, 77-1327(2)

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

5. Grantor's Name (Seller):

Berns Family Farms, LLC, a Nebraska Limited Liability Company

6. Grantee's Name (Buyer):

David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004 and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004, as equal tenants in common

20. Legal Description:

A tract of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16: thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence S 00° 00' 05" W on said West line, a distance of 228.00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said south line, a distance of 823.71 feet to the point of beginning (containing 8.36 acres, more or less, including 0.62 acres of county road right-of-way); EXCEPT A tract of land located in the Southwest Quarter (SW1/4) of said Section Sixteen (16), more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00°11'54" W (assumed bearing) on the West line of said Southwest Ouarter, a distance of 478.00 feet; thence N 90°00'00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Quarter; thence N 90°00'00"W on said South line, a distance of 364.5 feet to the point of beginning.



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 corpormembers of the same family or a partnership or limited liab owned by members of the same family family, and all sharel of the partnership or limited liability company are family me the fourth degree of kindred?	ility company where all interest is nolders of the corporation or members embers related to one another within
If No, is conveyance between two family entities where all st owned by members of the same family and all owners are fa within the fourth degree of kindred?	mily members related to one another
Note: An entity, as Grantor or Grantee, whose stock or ir another entity is not eligible for this exemption.	nterest is owned in whole or in part by
Grantors (If entity, provide name of entity and list all members in table below. If Berns Family Farms, LLC	individuals, list all in table below.)
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
David K. Berns, Trustee of the David K. Berns Rev Trust	Member/Husband
Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust	Member/Wife
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)
David K. Berns, Trustee of the David K. Berns Rev Trust	Husband
Sharon G. Berns, Trustee of the Sharon G. Berns Rev Trust	Wife
details of the conveyance information described above.	bove is true, complete, and correct and that I am familiar with all of the relevant is available for inspection at any time by the Nebraska Department of Revenue. Grantor

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.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY **STAMP TAX**

Date: 10/01/24

\$ Ex05b

By AS

Bk 2024, Pg 1840

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of October A.D., 2024, at 12:51 o'clock PM. Recorded in Book 2024 on Pages 1840-1841

Just Lyseth A

County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Once recorded, return to: Parker, Grossart & Bahensky, L.L.P. P.O. Box 1600, Kearney, NE 68848-1600

LIMITED LIABILITY COMPANY WARRANTY DEED

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of the transfer from a family owned entity to members of that family and for no other consideration, conveys to David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004 and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004, as equal tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land located in the Southwest Quarter (SW1/4) of Section Sixteen (16). Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 16; thence N 00° 11' 54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90° 00' 00" E, a distance of 585.65 feet; thence S 43° 47' 50" E, a distance of 346.36 feet to the West line of a tract of land surveyed by Parks in 2011; thence S 00° 00' 05" W on said West line, a distance of 228,00 feet to the South line of said Southwest Quarter; thence N 90° 00' 00" W on said south line, a distance of 823.71 feet to the point of beginning (containing 8.36 acres, more or less, including 0.62 acres of county road right-of-way); EXCEPT A tract of land located in the Southwest Quarter (SW1/4) of said Section Sixteen (16), more particularly described as follows: Beginning at the Southwest Corner of said Section 16 thence N 00°11'54" W (assumed bearing) on the West line of said Southwest Quarter, a distance of 478.00 feet; thence N 90°00'00" E, a distance of 364.5 feet; thence South a distance of 478.00 feet to the South line of said Southwest Ouarter: thence N 90°00'00"W on said South line, a distance of 364.5 feet to the point of beginning.

GRANTOR covenants with GRANTEES that GRANTOR:

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

Dated: October 1, 2024.

Berns Family Farms, L.L.C., a Nebraska Limited Liability Company

By: Namager

David K. Berns, Manager

Sharon G. Berns, Manager

STATE OF NEBRASKA) ss: COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on October 1, 2024, by David K. Berns and Sharon G. Berns, being all of the Managers and on behalf of Berns Family Farms, L.L.C., a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska
CAROL A LEOPOLD
My Comm. Exp. March 20, 2028

March 20, 2028

Motary Public Recopoled

Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale	e Date	School District Code													
91 20	24 1842	10/1	10/1/2024			05	Afl	filiat	ed:		Unit	ied:					
Location ID	Sale Number	Useability	& Code#														
001316700	180	4	05	GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Blk	P	arcel			
	ate of Sale Assessed	Value		4135	4135 4 9 36					00000	1	000	0	000			
Land	Improvements	T	otal		D	ate of	Sale	e Pr	operty	Classific	ation (Code		1.48			
386,945	20,610	4	107,555	Status	Pro	perty Ty	pe	z	oning	Locatio	n Cit	y Size	Par	cel Size			
	Irrigation Type:			A) 1	B)	05	· 1/21 1414	C)	5	D) 3	E)	0	F)	9			
LCG	ACRES:	VAI	.UE:		LCG				ACR	ES:		VĀL	TR•				
IRRIGATED 1A1			31.41. CANA	GR		ND 10		101.000.000		4.070	encollète l'agic agrado	Charles Esser		310			
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2A1						20	G1		·	5.250			7,	615			
2.A						2	2G										
3A1						30	31										
3A						3	3G					-					
4A1						40	G1										
4A						4G											
DRYLAND 1D1	9.380		25,795		Shelterb	elt/Timb	er			_			-				
1D						Accretic	on					,					
2D1	80.910	2	22,505			Was				5.600			2,	800			
2D 3D1	2.530		6,960		ABID	Oth											
3D				AG L	AND .	TOTA	-			3.860	ová sestinci			105			
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4D	3.860		10,615				+			1.000	13,840 25,000						
						ome Sit Lecreatio			-	1.000			43,	000			
Dwellings		<u> </u>	16,675			Oth	_	_	_								
Outbuildings			3,935	Nor	ı-AG T	ГОТА	-			5.970			38,	840			

Assess	sor's Adjusti	ment to Sal	le Price (+ o	r -):		Total Recapture Value:								
Assesso	or Comments a	nd Reason fo	r Adjustment	:										
WD;	TRANSFER	PORTION	INTEREST	TO	LIFE	ESTATE								
								·						
		····												
Comme	nts from	<u> </u>					Comn	nments:						
001	316700													
	-													
								(Continue on back)						

6396 NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

180

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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number __{Yr.} 2024 Mo. 10 Day 01 _{Mo.} 10 Day _01 Adams - 01 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Jocelyne L. Heil see attached addendum Street or Other Mailing Address Street or Other Mailing Address 614 S. Cedar Zip Code City Zip Code City State NΕ 68901 Hastings Phone Number (402) 705-0630 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes V No Email Address Email Address nla 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) Improved Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Industrial Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Поп Commercia Recreational Distribution Sheriff 8 Type of Deed Conservator Land Contract/Memo Partition Other Trust/Trustee Bill of Sale Corrective Easement Lease Personal Ren Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was transfer part of IRS like-Distribution Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure Irrevocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ✓ Life Estate Gift Sale Trustee to Beneficiary Auction ☐ Easement Seller ✓ No Court Decree Partition Satisfaction of Contract 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 √ 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 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 378,860.00 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No ☐ Yes ☐ Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County Jocelyne Heil 614 S. Cedar 18a No address assigned 18b Vacant land Hastings, NE 68901 20 Legal Description (Attach additional pages, if needed.) 25.7143% interest in the NE ¼ Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska according to the recorded plat thereof 21 If agricultural, list total number of acres transferred in this transaction 159.90 22 Total purchase price, including any liabilities assumed..... 0,00 22 23 Was non-real property included in the purchase? ☐ Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 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
Ves 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. Michelle J. Oldham (402) 462-0300 ht or Type Name of Grantee or Authorized Representative Phone Numbe sign Attornev Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 10 Day

Addendum to Real Estate Transfer Statement

6. Grantees:

Michael Heil, subject to life estate of grantor 1916 9th Street NW Minot, SD 58703 Phone: n/a

Phone: n/a Email: n/a

and

Christopher Heil, subject to life estate of Grantor 1016 S. Wabash Ave. Hastings, NE 68901

Phone: n/a Email: n/a

BOOK 2024	PAGE	1842
DOON	-	

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county thisday
of Oct. A.D., 20 24, at 1:57
o'clock DM. Recorded in Book 2024
on Page 1842
alabeu Haria County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902

WARRANTY DEED

Jocelyne Heil, a single person, GRANTOR, in consideration of One Dollar and other valuable consideration, conveys to GRANTEES, Michael Heil and Christ opher Heil, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

25.7143% interest in the NE ¼ Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska according to the recorded plat thereof,

GRANTOR HEREBY RESERVES A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE.

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, subject to existing easements and restrictions of record, if any;
- 2) has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all 3) persons.

Jocelyne Heil Executed: Sept 27 2024 STATE OF NEBRASKA)ss. COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on the 27th day of Sept., by Jocelyne Heil, a single person.

GENERAL NOTARY - State of Nebraska KIMBERLY R. BRUNING My Comm. Exp. December 10, 2027

Notary Public 2024, by Jocelyne Heil, a single person.

Agricultural Land Sales Worksheet

A TOTAL STREET, AND A STREET,																		
Cnty No. Book Page Sale Date							School District Code											
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Assessor's Adjustment t	o Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Rea	son for Adjustment:		
JTWD; ADD SPOUSE	AS JOINT TENANTS		
Comments from		Comments:	
001718100			
			(Continue on back)



Good Life, Great Service. DEPARTMENT OF REVENUE

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

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.

County Name Webster = 91 Series Selective Se
S Grantor's Name. Address, and Tetephone (Please Print) Grantor's Name. (Seller) Grantor's Name. (Seller) Grantor's Name. (Seller) Dennis L & Zola R Johnson Street or Other Mailing Address Street or Other Mailing Address Sola N Juniper Ave Street or Other Mailing Address Sola N Juniper Ave Street or Other Mailing Address Sola N Juniper Ave Street or Other Mailing Address Sola N Juniper Ave Street or Other Mailing Address Sola N Juniper Ave Sola N Juniper Ave NE 68335 Prome Number (ADV Property Ne 68335 Prome Number (ADV Property Ne) From Number (ADV Property Seller) From Number (AD
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Davenport NE 68335
Phone Number April State grantee a \$01(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$01(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes, is the grantee a \$00(c)(3) organization? Yes Vol. (402) 768-4262 If Yes Yes
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(A) Status (B) Property Type (C) Improved
(A) Status (B) Property Type (C) Improved
Improved
Untimproved
3 Type of Deed
Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031
Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Yes
Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) Yes
11 Was ownership transferred in full? (If No, explain the division.) Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes
Yes
Brothers and Sisters Grandparents and Grandchild Spouse Exspouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 152,778.00 16 Does this conveyance divide a current parcel of land? Yes No No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or fittle company contact.) Yes No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Neil Johnson 502 SW Railway Street Blue Hill, Nebraska 68930 Undivided 1/3 interest in the SW 1/4 34-4-10
Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 152,778.00 Yes No No No No No No No N
14 What is the current market value of the real property? 152,778.00 16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Neil Johnson 502 SW Railway Street Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
152,778.00
16 Does this conveyance divide a current parcel of land? Yes V 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 V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Neil Johnson 502 SW Railway Street Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
yes ✓ No of the agent or title company contact.) yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Neil Johnson 502 SW Railway Street Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
Neil Johnson 502 SW Railway Street Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
502 SW Railway Street Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
18a V No address assigned 18b Vacant land Blue Hill, Nebraska 68930 20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
20 Legal Description (Attach additional pages, if needed.) Undivided 1/3 interest in the SW 1/4 34-4-10
Undivided 1/3 interest in the SW 1/4 34-4-10
21 If agricultural, list total number of acres transferred in this transaction 158
22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 4 Adjusted purchase crice caid for real estate (line 22 minus line 23).
24 Adjusted purchase price paid for real estate (line 22 minus line 23)
26 Is an affidavit as described in Neb. Sev. 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 V 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 sing this statement.
and that I am duly authorized to sign this statement. Daniel L. Werner (402) 768-6109
and that I am duly authorized to sign this statement. Daniel L. Werner Initially per Name of Arantez or Authorized Representative (402) 768-6109 Phone Number
and that I am duly authorized to sign this statement. Daniel L. Werner Thirt of Type Name of Arantes or Authorized Representative Sign Attorney at Law 10/1/2024
and that I am duly authorized to sign this statement. Daniel L. Werner Initially per Name of Arantez or Authorized Representative (402) 768-6109 Phone Number
and that I am duly authorized to sign this statement. Daniel L. Werner Fint on type Name of Aranter or Authorized Representative Signature of Grantee of Authorized Representative Register of Deed's Use Only Attorney at Law Title Register of Deed's Use Only For Dept. Use Only
and that I am duly authorized to sign this statement. Daniel L. Werner Fint on Type Name of Aranter or Authorized Representative Signature of Grantee of Authorized Representative Signature of Grantee of Authorized Representative Attorney at Law Title Oate

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/01/24 \$ Ex05a Bv AS

Bk 2024, Pg 1843

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 01 day of October A.D., 2024, at 02:18 o'clock PM. Recorded in Book 2024 on Page 1843

Janolly worth

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

When recorded, return to:

Daniel L. Werner, P.C., L.L.O.

P.O. Box 28, Hebron, Nebraska 68370

JOINT TENANCY WARRANTY DEED

DENNIS L. JOHNSON and ZOLA R. JOHNSON, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable considerations received from GRANTEES, DENNIS L. JOHNSON and ZOLA R. JOHNSON, conveys to GRANTEES, as ioint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in the Southwest Quarter of Section Thirty-Four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

GRANTORS covenant with GRANTEES that GRANTORS:

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

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

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

Executed this the 1st day of October, 2024.

STATE OF NEBRASKA

) ss.

COUNTY OF THAYER

The foregoing instrument was acknowledged before me on this the 1st day of October, 2024, by Dennis L. Johnson and Zola R. Johnson, husband and wife.

GENERAL NOTARY - State of Nebraska DANIEL L. WERNER My Comm. Exp. January 24, 2027

(SEAL)

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ook	Page		3.00	Sale	Date						School D	ist	rict Cod	e			en e	
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(102) 🗆 Two	Story			(3	0) 🗆	Av	erage				(1)] Fi	ireproof S	tru	ctural Stee	l Fran	ne			
(103) □ Spli	t Level			(4	0) 🗆	Go	od				(2) [I R	einforced	Co	oncrete Fra	me				
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																	(Con	tinue	on back)	



182

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

FORM 521

DEPARTMENT OF REVEN	The deed	will not be record	led unless this staten	nent is sinned an	d items 1-27	are accurately comm	nleted		
The deed will not be recorded unless this statement 1 County Name 2 County Number					3 Date of Sale/Transfer 4 Date of Deed				
Webster 91					Mo. <u>09</u> Day <u>27</u> Yr. <u>2024</u> Mo. <u>08</u> Day <u>15</u> Yr. <u>2024</u>				
5 Grantor's Name, Address, and Telephone (Please Print)					6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) Daniel M Lygrisse, Jeanette M & Keith E Luttrell, Joshua A & Casey Ames, Amanda & Travis Robertson					Grantee's Name (Buyer) Lynnette K Lygrisse				
Street or Other Mailing Address 341 N. Franklin Street					Street or Other Mailing Address 8162 Umatilla Street				
City State Zip Code Red Cloud NE 68970				City Denver				Zip Code 80221	
Phone Number (402) 746-4123					Phone Number Is the grantee a 501(c)(3) organization? Yes No (303) 358-0747 If Yes, is the grantee a 509(a) foundation? Yes No				
Email Address sschutte@charter-title.net					Email Address sschutte@charter-title.net				
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									
(A) Status	□	П.			•			(C)	
								∐ Mobile Home	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty									
9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?									
11 Was ownership transferred in full? (If No, explain the division.) Yes No No 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? \$42,000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %									
16 Does this conveyance divide a current parcel of land? Yes No					17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Charter Title No				
18 Address of Property 1034 Chestnut Street Red Cloud, NE 68970 18a No address assigned 18b Vacant Land 19 Name and Address of Person to Whom Tax Statement Should in Lynnette K Lygrisse 8162 Umatilla Street Denver, CO 80221								e Sent	
20 Legal Description Lots 25, 26 and 27, Shuck's Subdivision of Annex Lot 1, City 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 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 \$\\$ 23 \\$								42.000 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 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? 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 CHARTER TITLE & ESCROW SERVICES, INC.									
Lynnette K Lygrisse 747 N BIRLINGTON AVE, STE. G208 (303) 358-07 Print or Type Name of Grantee or Authorized Representative Phone Number									
Print or Type Name of Grantee or Authorized Representative HASTINGS, NE 68901 Phone Number									
here Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title September 27 2024 Date									
Register of Deeds' Use Only For Dept. Use On									
28 Date Deed Recorded	20	α	p or Exempt Number	30 Recording		1846		1 of Dept. Ose Offig	
Mo. 10 Day	_ Yr. <u>24</u> _	\$ 99.	<i></i>	BK	10 , Press	Authorized	Neb Dev Ctet 00.7	0.014, 77, 1007 (0)	

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of OCT A.D., 20 aU, at 10:U o'clock all Recorded in Book 20aU on Page 1846-1853

Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-2-24
\$ 94.50 By 45

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; Joshua A. Ames and Cassey Ames, husband and wife; and Travis Robertson and Amanda Robertson, husband and wife, GRANTORS, in consideration of Fortytwo Thousand and no/100 (\$42,000.00) Dollars and other valuable consideration received from GRANTEES, Lygrisse, a married person, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Shuck's Subdivision of Annex Lot One (1), City of Red Cloud, 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 12, 2024. Limin M. Johnson Daniel M. Lygrisse
STATE OF JEBSKA)) ss. COUNTY OF WEBSKER) The foregoing instrument was acknowledged before me on the
day of August , 2024, by Daniel M. Lygrisse, a single person. AGENERAL NOTARY-State of Nebraska MiCHELLE A. RATZLAFF My Comm. Exp. May 9, 2027
Search M. Sathell Jeanette M. Luttrell
STATE OF AGAMA) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me on the day of August , 2024, by Jeanette M. Luttrell, a married person.

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

Mut E Luttell
Keith E. Luttrell

county of Gland) ss

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

TAWNA L TONNESON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20244025526 MY COMMISSION EXPIRES JULY 09, 2028

EXECUTED August 9	, 2024.
Daniel M. Lygrisse	Keith E. Luttrell
Jeanette M. Luttrell	Jøshua A. Ames
Casey Ames .	Travis Robertson
Amanda Robertson	_
STATE OF) ss.	
The foregoing instrument day of single person.	was acknowledged before me on the 2024, by Daniel M. Lygrisse, a
	Notary Public
STATE OF) ss.	
The foregoing instrument day of	was acknowledged before me on the _, 2024, by Keith E. Luttrell and and wife.
	Notary Public
STATE OF) ss.	_
The foregoing instrument day of Cassey Ames, husband and wife.	was acknowledged before me on the _, 2024, by Joshua A. Ames and
	Notary Public

California All-Purpose Acknowledgment

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

On August 9, 2024, before me, STEVEN SMITH, a Notary Public, personally appeared JOSHUA A. AMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature)

STEVEN SMITH

Notary Public - California
San Diego County
Commission # 2372829

My Comm. Expires Aug 29, 2025

California All-Purpose Acknowledgment

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO)

On August 9, 2024, before me, STEVEN SMITH, a Notary Public, personally appeared CASEY AMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anul

(Signature)

STEVEN SMITH
Notary Public - California
San Diego County
Commission # 2372829
My Comm. Expires Aug 29, 2025

BOOK 2024 PAGE 1852

Travis Robertson

STATE OF <u>Colorado</u>) ss. COUNTY OF <u>Adams</u>)

The foregoing instrument was acknowledged before me on the day of August, 2024, by Travis Robertson, a married person.

Shibani-Y. Shah
Notary Public

SHIBANI Y SHAH
NOTARY PUBLIC
STATE OF &OLORADO
NOTARY ID 20164007233
MY COMMISSION EXPIRES 04/18/2028

Amanda Robertson

STATE OF <u>Colorado</u>) ss. COUNTY OF <u>Alams</u>)

The foregoing instrument was acknowledged before me on the day of August, 2024, by Amanda Robertson, a married person.

Shibani 4 Shah Notary Public

SHIBANI Y SHAH

NOTARY PUBLIC

STATE OF SOLORADO

NOTARY ID 20164007233

MY COMMISSION EXPIRES 04/18/2028

Residential & Commercial Sales Worksheet

Cnty No.	В	ook .	Page			Sal	e Date	***				100	S	chool	Dist	trict Co	le			in the	3.4.1.2.
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(102) 🗷 Two	Story			(30)) 🗆	Ατ	rerage				(1)		Fir	reproo	f Stru	ictural Ste	el Fra	me			
(103) □ Spli	t Level			(40) 🗆	Go	ood				(2)		Re	einforc	ed Co	oncrete F	ame				
(104) 🗆 1 1/2	2 Story			(50) 🗆	Ve	ry Good				(3)		Ma	asonry	Bear	ring Walls	;				
(111) 🗆 Bi-L	evel			(60) 🗆	Ex	cellent				(4)		W	ood or	Stee	l Framed	Ext. \	Wall	ls		
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(302) 🗆 Two	Story			(20) 🗆	Fa	ir				(10)		Lo	W			(10)		Wom	Out	
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(304) □ One				(60) 🗆	Ex	cellent		- C 404 - 17 - 17 - 17 - 17 - 17 - 17 - 17 - 1					West.			(50)		Very (bood	
(305) 🗆 Two	Story I	Duplex		454	a canada		10 Mg (2 - 2 P)										(60)		Excelle	ent	
Assessor's	Adju	stment	to Sale	Price	(+ (or -)):			* - * * * * * * * * * * * * * * * * * *											
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					_														(Conti	nue o	n 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.

	it is signed and items 1-27 are accurately completed.
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer. Mo. 10 Day 3 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Willie J. Mohlman, Pers Rep of Est of Thomas L. Mohlman, Dec	Grantee's Name (Buyer) Arvin Bergman and Minuette Bergman
Street or Other Mailing Address 341 E 7th Ave	Street or Other Mailing Address 642 W 4th Avenue
City State Zip Code	City State Zip Code
Red Cloud NE 68970 Phone Number	Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes
402-879. 9052	505-330-5038 If Yes, is the grantee a 509(a) foundation? Yes
Emaíl 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.
	Property Type (C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hon Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
Exchange) by buyer or seller? Auction Easement Gift	Life Estate ✓ Sale ☐ Trustee to Beneficiary or Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended us
✓ Yes No	Ves
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
50,000.00	Yes V No \$
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) Yes GTA Real Estate Grou N
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
642 W 4th Avenue Red Cloud, NE 68970	Grantes
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Cloud, Webster County, Nebraska	d Twenty-four (24), Block Two (2), Platt's Addition to Red
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? Yes Yes Yes Yes Yes Yes Yes	ctions)
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 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w. Yes V No 	
27 If yes, is the required affidavit attached to this filing?	
Under penalties of law, I declare that I have examined this statement and the	at it is, to the best of my knowledge and belief, true, complete, and correct
and that I am duly authorized to sign this statement. Teresa Theobald	
Print or Type Name of Grantee or Authorized Representative	(402) 746-2246 Phone Number
sign Markala	Closing Agent 9/16/2024
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Onl	ly For Dept. Use Only
	30 Recording Data
Mo. 10 Day 03 Yr. 2024 \$ 112,50	BK2024, Pa 1861
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(

888K204 PAGE 18(0)

State of Nebraska ss. Entered on the numerical index and filed for record in the Clerk's office of said county this O3 day of Octobora.D., 2024, at 2:00 o'clock M. Recorded in Book on Page 18(0) toheurt County Clerk OCT Deputy ind_ Comp _Assessor_ __Carded_ Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970



PERSONAL REPRESENTATIVE'S DEED

Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Arvin Bergman and Minuette Bergman, 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):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska

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

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

Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased

STATE OF NEBRASKA))ss.
COUNTY OF WEBSTER)

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		SOME W	Sal	e Date					Grafia)	Sc	hool D	istı	rict Cod	ode						
91	20	24	1882	2	1	0/3	/2024	Base	Base: 65-0				Affi	liated:			U	ed:					
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	$\cdot \cdot \mathbf{D}$	ate of S	ale Assess	ed Va	lue		1	448	7	o kingrat	See 1 (30 375		00	0		40010	.,,	Javen .	007	0.0	00		
Land	6. 5%	Imp	rovement	s		T	otal				Date	of S	ale]	Proper	fy	Classific	atio	ı C	ode				
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							Residentia	<u> </u>			5 kg/s					Commer	cial		transis (
250	Mul	tiple Im	provements	s: Mu	ltiple.	Impro	vements.:	, Paris III or Children A	iggidagili o	Str. Carl	Multi	ple.]	mpro	vements.	:	an sutilities semidies.		ę marene		refine by Novelly	Actual Cardellan		
	100	Takense (Edite) des Bestal	uction Date	etest:	struct		1.0	00			Multiple. Improvements. : Construction Date :												
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		Buildin	ig Cost New	23.24			204,6	30			Cost												
Single Family	Style:	104	TA POST	Re	siden	tial C	ondition: 2	5			Com	mer	cial	Occupa	ncy	Code:				G.	-100 (100) 1863 (100)		
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	W	om Out				Prim					erl:			ther2:				
(101) 🗆 One	e Story			(20) E	Ba	idly Worn				Com	mer	cial	Constru	ıcti	on Class:					Till Till Till No		
(102) 🗆 Tw	o Story			(30) E	A	verage				(1)		Fire	eproof S	tru	ctural Stee	el Fra	me					
(103) □ Spl	it Level			(40) 🗆	G	ood				(2)		Rei	inforced	Co	ncrete Fra	me						
(104) 🗷 11/	2 Story			(50) 🗆	V	ery Good				(3)		Ma	sonry B	еагі	ing Walls							
(111) 🗆 Bi-l	Level			(60) 🗆		cellent				(4)		Wo	od or St	eel	Framed I	Ext. V	Vall	s				
(106) □ Oth	ет			775.0A			A STANCE OF STANCE	- 10 pt			(5)		Me	tal Fram	e a	nd Walls							
Townhouse or	r Duplex	Style:		Re	siden	tial Ç	uality: 40		eterapet T		(6)		Pol	e Frame									
(301) 🗆 One	e Story) 🗆	Lo					Cost	Rai	ık:				Cond	itio	n:				
(302) 🗆 Two	o Story			(20)) 🛮	Fa	ir				(10)		Lov	X V		((10)		Wom (Out			
(307) 🗆 11/	2 Story			(30) 🗆	A	verage				(20)		Av	егаде		((20)		Badly '	Wom			
(308) □ Spli	it Level			(40) 🗷	G	ood				(30) Above Ave				Average (30				Averag	ge			
(309) 🗆 21/				(50)) 🛘	Ve	ry Good		(40)				Hig	h		((40)		Good				
(304) 🗆 One				(60) 🗆	Ex	rcellent	der States - Press	744 . r., 5, 7,		(50) U Very Goo								ood				
(305) 🗆 Two	o Story I	Duplex		*1		4		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		600		45° Y			(6) (6)	12,31	(60)		Excelle	ent			
Assessor's	Adju	stment	t to Sale	Price	e (+	or -);																
Assessor Co	mment	s and R	leason for	Adju	stme	nt:																	
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Comments f	For								~	0.000	onde:												
000609°		00609	600						C	omn	ents:									-			
	<u> </u>															-			(Conti	nue on	back)		

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.										
1 County Name	3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2024 4 Date of Deed Mo. 10 Day 03 Yr. 2024										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Aaron Giger	Grantee's Name (Buyer) Arla M. Delka										
Street or Other Mailing Address 537 N Kansas St	Street or Other Mailing Address 525 E State St										
City State Zip Code Guide Rock NE 68942	City State Guide Rock Ne	Zip Code 68942									
Phone Number (402) 984-6164	Phone Number Is the grantee a 501(c)(3) organizati (402) 257-7278 If Yes, is the grantee a 509(a) found										
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)									
✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home									
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Oth	ner									
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		sfer on Death									
Exchange) by buyer or seller?		tee to Beneficiary er (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No.										
✓ Yes No	Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)										
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P											
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch											
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interpretable)	arast rata \									
53,750.00	Yes No \$	erest rate.)									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (I	4 . 10 %									
Yes V No	of the agent or title company contact.)										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	ould be Sent									
240 Washington St	Same as Grantee										
Guide Rock, NE 68942 18a No address assigned 18b Vacant land											
20 Legal Description (Attach additional pages, if needed.)											
See attached											
oo allaanaa											
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed.	22 \$	60,000¦00									
23 Was non-real property included in the purchase?		0;00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)	60,000;00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	00,000,00									
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	ithin a county or other geographic area with an active air force ballistic miss	sile field? (See Instructions)									
Yes V No 27 If yes, is the required affidavit attached to this filing? 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 I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and	I correct,									
Kory McCracken		(407) 746-3613 Phone Number									
sign Print or Type Name of Grantee or Authorized Representative	A										
	Attorney	10/4/2024									
here Signature of Grantee or Authorized Representative	Title Title	Date									
Register of Deed's Use On		For Dept. Use Only									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ 135.00	30 Recording Data BK 2024 R 1882										
Mo. 10 Day 4 Yr. 44 \$ 133.90 Nebraska Department of Revenue		Chat SS 70 014 77 1007(2)									
Total and a special form of the vertice	- Authorized by Neb. Hev.	. Stat. §§ 76-214, 77-1327(2)									

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska; and

The East Forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, 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 ______ day of _____ C. _____ A.D., 2024_____, at ______ 1D.06 o'clock _____ A.R. Recorded in Book 2024 on Page ________ County Clerk ________ County Clerk _________ Deputy Ind _____ Comp ____ Assessor _____ Carded _______ Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-4-34
\$ 135.00 By 0.5

WARRANTY DEED

Aaron Giger, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Arla M. Delka, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 90 feet of Lots Seven (7) and Eight (8), and the South 10 feet of the West 90 feet of Lot Nine (9), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska; and

The East Forty feet of Lots Seven (7) and Eight (8), all of Lot Nine (9) EXCEPT the South Ten (10) Feet of the West Ninety (90) feet thereof; and all of Lot Ten (10), all in Block Seven (7), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska.

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

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

Executed Othow 3, 2024.

Aaron Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on 2024, by Aaron Giger, a single person.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date	Table State		Crest of the	<u>.</u> S	Schoo	l Dist	rict Code	enclassis Alexandra Alexandra			
91	20	2024 1884 10/7/2024					Base: 91-0002 Affiliated:									
Location	D.	Sale	Number	Parcel Number												
0019086	501		185	1		GeoCde Twn Rng			Se	Sect Qrt Subdiv			Area	Blk	Parcel ,	
	D	ate of S	ale Assessed	Value		4371	4371 2 11		2	0	4	00000	1	000	0000	
Land		Imp	provements	j	otal .		D	ate of	Sal	e Proj	perty	Classific	ition (
65	,670		341,590		407,260	Status	Proj	erty Ty	рe	Zoning		Location	City Size		Parcel Size	
		Irrigat	ion Type:			A) 1	B)	05		C) 7 D) 3			E)	0	F) 7	
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		VAL	JE:	
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gl		:	0.170			265	
	1A]	ιG		1	7.070	.070			
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	2A							2	2G							
	3A1							30	Gl							
	3A							3	3G							
	4A1							40	4G1							
	4A							4	1G							
DRYLANI) 1D1					S	helterbe	lt/Timb	ег	_						
,	1D							Accretic	on							
	2D1		3.870		10,645			Was	ste							
	2D							Oth								
	3D1					AG L	AND T	COTA	\mathbf{L}			3.240			26,830	
	3D							Roa	\dashv		(0.660				
	4D1						F	arm Sit	es			1.000	***		13,840	
	4D		1.440		3,960	! 	He	ome Sit	es		-	1.000			25,000	
Maria de la compania	and the second	aliases un	A DO BANG SA LA SERVICIO DE LA C				R	ecreation	on.				-			
	wellings				303,620			Oth								
Outb	ouildings	10.4			37,970	Nor	ı-AG T	OTA	$\mathbf{L} $			2.660			38,840	
	4 11		_ ~													

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from Con	aments:
001908601	
	(Continue on back)



Good Life. Great Service.

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.

ii duditional space is needed, and all attach	ment and identity the applicable item number.
The deed will not be recorded unless this statement	nt is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 10 Day 7 Yr. 2024 Mo. 10 Day 7 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Dennis J. Hansen and Sally A. Hansen	Eric Marcure and Peggy Marcure
Street or Other Mailing Address P O Box 264	Street or Other Mailing Address 873 K Road Road K
City State Zip Code Red Cloud NE 68970	Red Cloud State Zip Code 68970
Phone Number (402) 746-4202	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No. 15-821-5455 If Yes, is the grantee a 509(a) foundation? Yes No.
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C i	
(A) Status (B) Property Type (C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
☐ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mi	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No. explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)
Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	Yes Noatives? (If Yes check the appropriate box)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
581,000.00	☐ Yes 🔽 No \$ %
16 Does this conveyance divide a current parcel of land? Yes V 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.) Vestire Ves
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
873 ₹ Road K	Grantee
Red Cloud, NE 68970	
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached	
See Attached	
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?	22 φ 301,000,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 581,000 _F .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 V No	The state of the s
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. Eric Marcure	Vic 871-51120
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign ('_ / /	Grantee 10/7/2024
here Organiture of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	nly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 10 Day 7 Yr. 24 \$ 1307. 25	BK2024 H 1884
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)
	N. C.

A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 20; thence S89°48'02"W (assumed bearing) on the North line of the Northeast Quarter said Section 20 for a distance of 780.00 feet to the point of beginning; thence continuing S89°48'02"W on said North line for a distance of 865.00 feet; thence S00°11'58"E, perpendicular to said North line, for a distance of 800.00 feet; thence N89°48'02"E, parallel with said North line, for a distance of 865.00 feet; thence N00°11'58"W, perpendicular to said North line, for a distance of 800.00 feet to the point of beginning, subject to county road right of way.

	BOOK 2021 PAGE 1884
State of Nebraska Sss.	,
Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 at 2: o'clock A.B., Recorded in Book Door look A.B. Recorded in Book County Clerk Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 10-7-24 \$ 1301.25 By (1)
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
JOINT TENANCY WA	RRANTY DEED
Dennis J. Hansen and Sally A. Hansen, husband and	wife, Grantors, in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration is	received from Grantees, Eric Marcure and
Peggy Marcure, husband and wife, convey to Grante	ees, as joint tenants and not as tenants in
common, the following described real estate (as defi-	ned in Neb. Rev. Stat. 76-201):
A tract of land located in the Northeast Quarte West of the 6 th P.M., Webster County, Nebrasl at the Northeast corner of said Section 20; ther North line of the Northeast Quarter said Sectio of beginning; thence continuing S89°48'02'W feet; thence S00°11'58"E, perpendicular to said thence N89°48'02"E, parallel with said North N00°11'58"W, perpendicular to said North line beginning, subject to county road right of way.	ka, being described as follows: Commencing ace S89°48'02"W (assumed bearing) on the an 20 for a distance of 780.00 feet to the point on said North line for a distance of 865.00 d North line, for a distance of 800.00 feet; line, for a distance of 865.00 feet; thence e, for a distance of 800.00 feet to the point of
Grantors covenant, jointly and severally, if more than	one, with Grantees that Grantors:
(1) are lawfully seised of such real estate and	d 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 e	state against the lawful claims of all persons.
Executed October 7, 2024. Dennis J. Hansen Sally	Lally a Dayse
STATE OF NEBRASKA) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged to Dennis J. Hansen and Sally A. Hansen, husband and w	before me on October 7 2024 by vife.

Notary Public

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

My commission expires:

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	School District Code																
91	20	24	1904	J	L0/9	/2024	Base:	Base: 91-0002 Affiliated:								Unified:							
Location	D	Sale	Number	Usea	bility	& Code#	200 (200 100 (200 (200 (200 (200 (200 (200 (200 (ego de	in a	Number											
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200) D	ate of S	ale Assessed	Value,	The second secon)		002	0000						
Land		Imp	rovements		. T	otal		Date of Sale Property Classification Code															
1	,095		19,08	5		20,180	Status		Propert	Property Type Zoning Location City Size Parcel													
Assessor Lo	cation:	RED	CLOUD (I	(C)			A) 1	:	В) ()1	(C) 1	D) 1	1	Ξ)	6	F)	1					
				\$47 E.		Residential	1 CO						Comm	ercial									
	Mul	tiple Im	provements:	Multiple.	Improv	rements.:			Multiple. Improvements. :														
*		Constr	uction Date:	Construct	ion Dat	te: 19	00		Cons	tructi	on Da	te:											
	eta kerkisi George Cas	vetiges.	Floor:	Floor Sq.	Ft.:	9	72		Floor	Floor Sq. Ft. :													
		Buildin	g Cost New:	Cost:		87,6	20		Cost	:													
Single Family	Style:	101		Residen	tial C	ondition: 2	Commercial Occupancy Code:																
(100) 🗆 Mo	bile Hon	ne		(10)	W	om Out			Prim	ary:		Ot	her1:		C	Other2:							
(101) 🗷 One	e Story			(20) 🗷	Ba	dly Worn			Con	ımer	cial (onstruc	tion Clas	S : }	7.4 7.19								
(102) 🗆 Two	o Story			(30) ☐ Average							Fire	proof Str	uctural St	eel Fra	me								
(103) 🗆 Spli	it Level	_		(40) Good (2) Reinforced Concrete Fr										гате									
(104) 🗆 11/	2 Story			(50) 🛘	Ve	ry Good			(3)		Mas	onry Bea	ring Wall	5									
(111) □ Bi-I	Level			(60) □	Ex	cellent			(4)		Woo	od or Stee	el Framed	Ext. V	Wall	Walls							
(106) □ Oth	meki da u da ur u sasara	Selectorism in Selection	2.492.200.000		C. C. Hoos				(5)		Meta	al Frame	and Walls										
Townhouse or		Style:		Residen	tial Q	uality: 20			(6)		Pole	Frame											
(301) 🗆 One				(10)	Lo	<u>w</u>	· · · · · · · · · · · · · · · · · · ·		Cost	Rar	ık:		ite energy	Conc	litio	n:							
(302) 🗆 Two				(20) ★	Fai	r			(10)		Low			(10)		Wom	Out						
(307) 🗆 1 1/				(30)		erage			(20)	(20) ☐ Average (20) ☐ Badly W													
(308) 🗆 Spli				(40)	od	(30)	(30) Above Average (30) Average								_								
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(304) □ One				(60) 🗆	Exc	cellent	iller o er takatası fertisi	ola Selas						(50)		Very C	lood						
(305) □ Two	Story I	Duplex					ala di							(60)		Excelle	nt						
Assessor's	Adjus	stment	to Sale Pi	ice (+	or -)	:																	
Assessor Co												· · · ·											
DEED OF	DIS	TRIBU	TION BY	PR; F	BETW	EEN PARI	ENT &	CH.	ILD						_								
Comment												<u> </u>											
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NEBRASKA

Real Estate Transfer Statement

FORM

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

Good Life, Great Service, • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number Mo. 10 Day 09 Yr. 2024 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela S. Hollingshead, PR of the Est. of Priscilla J. Hollingshead Pamela S. Hollingshead and Christy S. Crofton Street or Other Mailing Address 538 N Central St Street or Other Mailing Address 538 N Central St City State Zip Code Zip Code City 68978 Superior NE 68978 Superior NE Phone Number (402) 879-1991 Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 879-1991 If Yes, is the grantee a 509(a) foundation? **Email Address 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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed ✓ Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death Quit Claim Executor Mineral Warranty Was transfer part of IRS like-10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 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.) ✓ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child 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.) 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 Yes of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 620 N Elm St Same as Grantee Red CLoud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) -see attached Lots 20 = 21, Block 2, Smith . Moore's Addition to Red Cloud, NE 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? 0!00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗸 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Phone Number Attornev 10/9/2024 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only

28 Date Deed Recorded

30 Recording Data

29 Value of Stamp or Exempt Number

State of Nebraska 🗽
County of Webster \$55.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this O day
of UCT A.D., 20 24, at 9:48
o'clock a.M. Recorded in Book 2024
on Page1904
Abboutaria County Clerk
O O Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY STAMP TAX Date 【O-10-24 \$万の取出半15 By 在人

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Pamela S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 24-4, GRANTOR, conveys and releases to Pamela S. Hollingshead, a single person, and Christy A. Crafton, a married person, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20) and Twenty-one (21), Block Two (2), Smith & Moore's Addition to Red Cloud, Webster Co, 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.

ESTATE OF PRISCILLA J. HOLLINGSHEAD, DECEASED.

BY: Jame a Hollingshead Personal Representative

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

Comm. expires:

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

Notary Public