

# Residential & Commercial Sales Worksheet

| Cnty No.                          | Book | Page         | Sale Date | School District Code |    |   |               |          |        |          |           |             |     |        |
|-----------------------------------|------|--------------|-----------|----------------------|----|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                                | 2024 | 1733         | 9/7/2024  | Base: 91-0002        |    | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                       |      | Sale Number  |           | Useability & Code #  |    | Parcel Number                             |               |          |        |          |           |             |     |        |
| 000133000                         |      | 163          |           | 4                    | 05 | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value       |      |              |           |                      |    | 4371                                      |               |          | 00     | 0        | 10020     |             | 020 | 0000   |
| Land                              |      | Improvements |           | Total                |    | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 2,735                             |      | 128,035      |           | 130,770              |    | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Assessor Location: RED CLOUD (RC) |      |              |           |                      |    | A) 1                                      | B) 01         |          | C) 1   | D) 1     | E) 6      | F) 2        |     |        |

|   | Residential                                      | Commercial  |
|---|--|---|
| <b>Multiple Improvements:</b>                       | Multiple. Improvements. :                        | Multiple. Improvements. :   |
| <b>Construction Date:</b>                           | Construction Date : 1982                         | Construction Date :   |
| <b>Floor:</b>                                       | Floor Sq. Ft. : 2,441                            | Floor Sq. Ft. :   |
| <b>Building Cost New:</b>                           | Cost : 261,570                                   | Cost :  |
| <b>Single Family Style: 101</b>                     | <b>Residential Condition: 30</b>                 | <b>Commercial Occupancy Code:</b>   |
| (100) <input type="checkbox"/> Mobile Home          | (10) <input type="checkbox"/> Worn Out           | Primary: Other1: Other2:  |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn         | <b>Commercial Construction Class:</b>   |
| (102) <input type="checkbox"/> Two Story            | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame                     |
| (103) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good               | (2) <input type="checkbox"/> Reinforced Concrete Frame                            |
| (104) <input type="checkbox"/> 1 1/2 Story          | (50) <input type="checkbox"/> Very Good          | (3) <input type="checkbox"/> Masonry Bearing Walls                                |
| (111) <input type="checkbox"/> Bi-Level             | (60) <input type="checkbox"/> Excellent          | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls                      |
| (106) <input type="checkbox"/> Other                |  | (5) <input type="checkbox"/> Metal Frame and Walls                                |
| <b>Townhouse or Duplex Style:</b>                   | <b>Residential Quality: 30</b>                   | (6) <input type="checkbox"/> Pole Frame   |
| (301) <input type="checkbox"/> One Story            | (10) <input type="checkbox"/> Low                | <b>Cost Rank:</b> <b>Condition:</b>   |
| (302) <input type="checkbox"/> Two Story            | (20) <input type="checkbox"/> Fair               | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story          | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good               | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story          | (50) <input type="checkbox"/> Very Good          | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex     | (60) <input type="checkbox"/> Excellent          | (50) <input type="checkbox"/> Very Good   |
| (305) <input type="checkbox"/> Two Story Duplex     |  | (60) <input type="checkbox"/> Excellent   |

|  |                  |
|--|------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                  |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                  |
| WD; TRANSFER BETWEEN BROTHER & SISTER                |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
| <b>Comments from</b>                                 | <b>Comments:</b> |
| 000133000  |                  |
|  |                  |
|  |                  |
|  |                  |

(Continue on back)

# Real Estate Transfer Statement

FORM  
521

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

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

|                                      |                 |  |   |
|--------------------------------------|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b> | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>07</b> Yr. <b>2024</b> | 4 Date of Deed<br>Mo. <b>09</b> Day <b>07</b> Yr. <b>2024</b> |
|--------------------------------------|-----------------|--|---|

|   |  |   |  |
|---|--|---|--|
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Kiley and Lee Edward Schumacher</b><br>Street or Other Mailing Address<br><b>1600 Van Dorn Street</b><br>City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b><br>Phone Number<br><b>(402) 450-7338</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Crystal Shockley and Gregory Arneson</b><br>Street or Other Mailing Address<br><b>141 West 10th Avenue</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>(785) 695-8015</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |
|---|--|---|--|

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

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

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

|   |  |
|---|--|
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>1/3 interest</b> | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|---|--|

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

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

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

|  |  |
|--|--|
| 18 Address of Property<br><b>141 West 10th Ave<br/>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br>(Same as grantees) |
|--|--|

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

20 Legal Description (Attach additional pages, if needed.)  
**Lots 20, 21, 22, 23 and 24, Block 20, Smith and Moore's Addition to the 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. .... \$ <b>30,000.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  | 23 \$ <b>0.00</b>  |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   | 24 \$ <b>30,000.00</b>   |
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |

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

**David B. Garwood**

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

**9-12-24**

Date

sign  
here

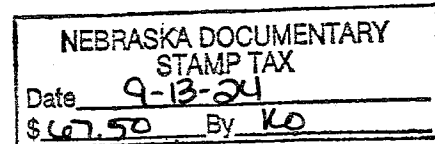
## Register of Deed's Use Only

## For Dept. Use Only

|   |   |  |
|---|---|--|
| 28 Date Deed Recorded<br>Mo. <b>9</b> Day <b>13</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>67.50</b> | 30 Recording Data<br><b>BK 2024, Pg 1733</b> |
|---|---|--|

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 Sept A.D., 2024, at 10:35  
o'clock A M. Recorded in Book 2024  
on Page 1733  
Abbey Harig County Clerk  
10:00 KL Deputy  
Ind Comp Assessor Carded

**WARRANTY DEED**

Kiley Schumacker and Lee Edward Schumacher, wife and husband, GRANTORS, in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) receipt of which is hereby acknowledged, convey to Crystal Shockley and Gregory Arneson, as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-third (1/3) interest in Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four, Block Twenty (20), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

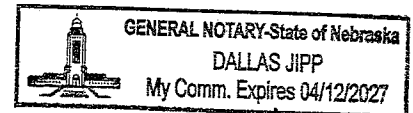
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3)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

Executed September 7, 2024.

Lee E. Schumacher  
Lee Edward Schumacher

Kiley Schumacker  
Kiley Schumacker

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.



The foregoing instrument was acknowledged before me on September 7, 2024, by Kiley Schumacker and Lee Edward Schumacher.

Comm. expires 4-12-27

Dallas Jipp  
Notary Public

# Residential & Commercial Sales Worksheet

[illegible]



NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

|  |                 |   |   |
|--|-----------------|---|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>13</u> Yr. <u>2024</u>  | 4 Date of Deed<br>Mo. <u>09</u> Day <u>13</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Darren Lorence</b><br>Street or Other Mailing Address<br><b>60 N Chestnut</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 257-7495</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Dwayne Lorence and Sheila Lorence</b><br>Street or Other Mailing Address<br><b>26051 Hwy 36</b><br>City<br><b>Lebanon</b> State<br><b>KS</b> Zip Code<br><b>66952</b><br>Phone Number<br><b>(785) 282-0431</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>9,380.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|   |  |
|---|--|
| 18 Address of Property<br><b>925 N Elm St</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b> |
|---|--|

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

|  |
|--|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>Lots Five (5), Six (6), Seven (7), and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.</b> |
|--|

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

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

|   |
|---|
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|

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

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

**Kory McCracken**

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

9/13/2024

Date

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

## Register of Deed's Use Only

## For Dept. Use Only

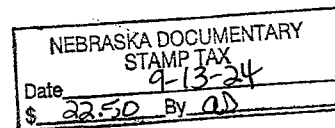
|   |   |   |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>13</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <b>22.50</b> | 30 Recording Data<br><b>BK2024, Pg 1736</b> |
|---|---|---|

Nebraska Department of Revenue

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

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

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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of Sept A.D., 20 24, at 12:53  
o'clock PM. Recorded in Book 2024  
on Page 1736.  
Abbey Hargis County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded**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.

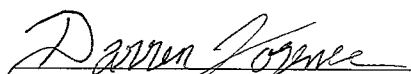
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

(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. Lorence

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 13, 2024, by Darren L. Lorence, a single person.

Comm. expires 

  
Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

9180

165

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

|  |  |   |  |  |  |   |               |
|--|--|---|--|--|--|---|---------------|
| 1 County Name<br><b>Webster - 91</b>   |  | 2 County Number   |  | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>13</b> Yr. <b>2024</b>   |  | 4 Date of Deed<br>Mo. <b>09</b> Day <b>11</b> Yr. <b>2024</b> |               |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Jamie Reiman and Christine Reiman</b><br>Street or Other Mailing Address<br><b>1109 W. Seward St.</b><br>City<br><b>Blue Hill</b> State<br><b>NE</b> Zip Code<br><b>68930</b><br>Phone Number<br><b>(402) 984-4820</b><br>Email Address<br><b>N.A.</b>  |  |   |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Jonathan Pinzon and Rosanna L. Sheltrown</b><br>Street or Other Mailing Address<br><b>202 W. Saline St.</b><br>City<br><b>Blue Hill</b> State<br><b>NE</b> Zip Code<br><b>68930</b><br>Phone Number<br><b>(402) 469-4264</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>N.A.</b> |  |   |               |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |  |   |  |  |  |   |               |
| (A) Status   |  | (B) Property Type   |  |  |  | (C)   |               |
| <input checked="" type="checkbox"/> Improved<br><input type="checkbox"/> Unimproved<br><input type="checkbox"/> IOLL   |  | <input checked="" type="checkbox"/> Single Family<br><input type="checkbox"/> Multi-Family<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Agricultural<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Mineral Interests-Nonproducing<br><input type="checkbox"/> Mineral Interests-Producing<br><input type="checkbox"/> State Assessed<br><input type="checkbox"/> Exempt   |  |  |  | <input type="checkbox"/> Mobile Home                          |               |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other<br><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty |  |   |  |  |  |   |               |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |  | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) |  |  |  |   |               |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |   |  | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |   |               |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other<br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse<br><input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child   |  |   |  |  |  |   |               |
| 14 What is the current market value of the real property?<br><b>145,000.00</b>   |  |   |  | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %   |  |   |               |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |   |  | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Adams Land Title Co.</b> <input type="checkbox"/> No  |  |   |               |
| 18 Address of Property<br><b>202 W. Saline St.</b><br><b>Blue Hill, NE 68930</b>   |  |   |  | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>See Grantee</b>   |  |   |               |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land  |  |   |  |  |  |   |               |
| 20 Legal Description (Attach additional pages, if needed.)<br><b>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.</b>   |  |   |  |  |  |   |               |
| 21 If agricultural, list total number of acres transferred in this transaction _____   |  |   |  |  |  |   |               |
| 22 Total purchase price, including any liabilities assumed. ....   |  |   |  |  |  | 22  | \$ 145,000.00 |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....   |  |   |  |  |  | 23  | \$            |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  |  |   |  |  |  | 24  | \$ 145,000.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____  |  |   |  |  |  |   |               |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |   |  |  |  |   |               |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |   |  |  |  |   |               |

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

Danielle L. Kelley

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Closing Department Manager

Title

(402) 463-4198

Phone Number

9/13/2024

Date

## Register of Deed's Use Only

## For Dept. Use Only

|   |  |  |
|---|--|--|
| 28 Date Deed Recorded<br>Mo. <b>9</b> Day <b>13</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>326.25</b> | 30 Recording Data<br><b>BK2024, 1737</b> |
|---|--|--|

Nebraska Department of Revenue

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

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

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

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

*Abbey King*

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

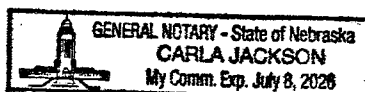
Executed 9-11-24

*Jamie Reiman*  
\_\_\_\_\_  
Jamie Reiman

*Christine L. Reiman*  
\_\_\_\_\_  
Christine Reiman

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 11th day of September, 2024, before me personally appeared **Jamie Reiman and Christine Reiman**.



*Carla Jackson*  
\_\_\_\_\_  
Notary Public - *Carla Jackson*



# Agricultural Land Sales Worksheet

| Cnty No.                    | Book         | Page        | Sale Date           | School District Code |   |               |         |           |          |           |             |     |        |
|-----------------------------|--------------|-------------|---------------------|----------------------|---|---------------|---------|-----------|----------|-----------|-------------|-----|--------|
| 91                          | 2024         | 1764        | 9/16/2024           | Base: 91-0074        |   | Affiliated:   |         | Unified:  |          |           |             |     |        |
| Location ID                 |              | Sale Number | Useability & Code # |                      | Parcel Number                             |               |         |           |          |           |             |     |        |
| 001606900                   |              | 166         | 4                   | 05                   | GeoCde                                    | Twn           | Rng     | Sect      | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |              |             |                     |                      | 4243                                      | 3             | 10      | 18        | 4        | 00000     | 1           | 000 | 0000   |
| Land                        | Improvements |             | Total               |                      | Date of Sale Property Classification Code |               |         |           |          |           |             |     |        |
| 1,711,910                   | 236,120      |             | 1,948,030           |                      | Status                                    | Property Type |         | Zoning    | Location | City Size | Parcel Size |     |        |
| Irrigation Type:            |              |             |                     |                      | A) 1                                      | B) 05         |         | C) 5      | D) 3     | E) 0      | F) 5        |     |        |
| LCG                         |              | ACRES:      | VALUE:              |                      | LCG                                       |               | ACRES:  | VALUE:    |          |           |             |     |        |
| IRRIGATED 1A1               |              |             |                     |                      | GRASSLAND 1G1                             |               | 251.410 | 389,690   |          |           |             |     |        |
| 1A                          |              |             |                     |                      | 1G  |               | 68.220  | 104,600   |          |           |             |     |        |
| 2A1                         |              |             |                     |                      | 2G1                                       |               | 110.960 | 144,590   |          |           |             |     |        |
| 2A                          |              |             |                     |                      | 2G  |               |         |           |          |           |             |     |        |
| 3A1                         |              |             |                     |                      | 3G1                                       |               |         |           |          |           |             |     |        |
| 3A                          |              |             |                     |                      | 3G  |               | 0.040   | 20        |          |           |             |     |        |
| 4A1                         |              |             |                     |                      | 4G1                                       |               | 6.200   | 8,060     |          |           |             |     |        |
| 4A                          |              |             |                     |                      | 4G  |               | 7.690   | 3,845     |          |           |             |     |        |
| DRYLAND 1D1                 |              |             |                     |                      | Shelterbelt/Timber                        |               |         |           |          |           |             |     |        |
| 1D                          |              | 133.580     | 367,350             |                      | Accretion                                 |               |         |           |          |           |             |     |        |
| 2D1                         |              | 39.040      | 107,365             |                      | Waste                                     |               | 2.060   | 1,030     |          |           |             |     |        |
| 2D                          |              | 123.800     | 340,460             |                      | Other                                     |               |         |           |          |           |             |     |        |
| 3D1                         |              | 8.840       | 24,310              |                      | <b>AG LAND TOTAL</b>                      |               | 813.770 | 1,661,640 |          |           |             |     |        |
| 3D                          |              |             |                     |                      | Roads                                     |               | 14.850  |           |          |           |             |     |        |
| 4D1                         |              |             |                     |                      | Farm Sites                                |               | 2.000   | 25,270    |          |           |             |     |        |
| 4D                          |              | 61.930      | 170,320             |                      | Home Sites                                |               | 1.000   | 25,000    |          |           |             |     |        |
|                             |              |             |                     |                      | Recreation                                |               |         |           |          |           |             |     |        |
| Dwellings                   |              |             | 177,240             |                      | Other                                     |               |         |           |          |           |             |     |        |
| Outbuildings                |              |             | 58,880              |                      | <b>Non-AG TOTAL</b>                       |               | 17.850  | 50,270    |          |           |             |     |        |

|   |                               |
|---|-------------------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b>                  | <b>Total Recapture Value:</b> |
| <b>Assessor Comments and Reason for Adjustment:</b>                   |                               |
| WD; TRANSFER PROPERTY INTO FAMILY TRUST                               |                               |
|   |                               |
|   |                               |
|   |                               |
|   |                               |
|   |                               |
| <b>Comments from</b>  | <b>Comments:</b>              |
| 001606900 002653800 001610500 001613400 001613600 001606800 001607000 |                               |
| 00160710  |                               |
|   |                               |
|   |                               |
|   |                               |

(Continue on back)

65630 66000 65635  
65815 6563 65640  
65990 65625

166

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

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

FORM  
521

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

|  |                 |  |   |
|--|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>16</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>09</u> Day <u>16</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Paul A and Amber Stoner</b><br>Street or Other Mailing Address<br><b>1372 Road R</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>(402) 460-1731</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Paul A and Amber Stoner, Trustees, Paul &amp; Amber Stoner Rvoc Trust</b><br>Street or Other Mailing Address<br><b>1372 Road R</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>(402) 460-1731</b><br>Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address |   |

|  |  |  |   |   |
|--|--|--|---|---|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |  |  |   |   |
| (A) Status   |  | (B) Property Type  |   | (C)                                     |
| <input checked="" type="checkbox"/> Improved   | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial  | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved  | <input type="checkbox"/> Multi-Family  | <input checked="" type="checkbox"/> Agricultural   | <input type="checkbox"/> Mineral Interests-Producing    | <input type="checkbox"/> Exempt         |
| <input type="checkbox"/> IOLL  | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Recreational  |   | <input type="checkbox"/> Mobile Home    |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____   |  |  |   |   |
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee   |  |  |   |   |
| <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty   |  |  |   |   |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |  | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death           |   |   |
|  |  | <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary                                |   |   |
|  |  | <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |   |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   |   |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ |  |  |   |   |
| <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse   |  |  |   |   |
| <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child  |  |  |   |   |
| 14 What is the current market value of the real property?<br><b>1,700,000.00</b>   |  | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %   |   |   |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   |
| 18 Address of Property<br><b>1372 Road R</b><br><b>Red Cloud, NE 68970</b>   |  | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br>(Same as Grantee)  |   |   |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land  |  |  |   |   |

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

21 If agricultural, list total number of acres transferred in this transaction **840+-**

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

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

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

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

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

**David B. Garwood**

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

**9-16-24**

Date

sign  
here

|   |  |  |                    |
|---|--|--|--------------------|
| Register of Deed's Use Only                                       |  |  | For Dept. Use Only |
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>16</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <b>Exempt # 4</b> | 30 Recording Data<br><b>BK 2024, Pg 1764</b> |                    |

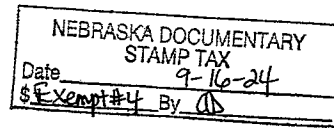
The Southeast Quarter of the Southwest Quarter ( $SE\frac{1}{4}SW\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4}SE\frac{1}{4}$ ) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter ( $NE\frac{1}{4}NW\frac{1}{4}$ ), the West Half of the Northeast Quarter ( $W\frac{1}{2}NE\frac{1}{4}$ ) and the West Half of the Southeast Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ) of Section Nineteen (19); AND

The Southeast Quarter ( $SE\frac{1}{4}$ ) 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 ( $NW\frac{1}{4}$ ) 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 }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 16 day  
of Sept A.D., 2024, at 2:00  
o'clock P. M. Recorded in Book 2024  
on Page 1764  
Abbey Hening County Clerk  
10.06 Deputy  
Ind. 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 (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Eighteen (18); AND

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ), the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Nineteen (19); AND

The Southeast Quarter (SE $\frac{1}{4}$ ) 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 (NW $\frac{1}{4}$ ) 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.

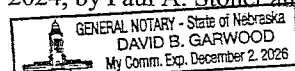
Executed September 16, 2024.

Amber Stoner  
Amber Stoner

Paul A. Stoner  
Paul A. Stoner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 16, 2024, by Paul A. Stoner and Amber Stoner, husband and wife.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

| Cnty No.                    | Book | Page         | Sale Date | School District Code |                      |   |               |          |        |          |           |             |     |        |
|-----------------------------|------|--------------|-----------|----------------------|----------------------|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                          | 2024 | 1777         | 9/17/2024 | Base: 65-0005        |                      | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                 |      | Sale Number  |           | Useability & Code #  |                      | Parcel Number                             |               |          |        |          |           |             |     |        |
| 001305500                   |      | 167          |           | 1                    |                      | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |      |              |           | 4135                 | 4                    | 9   | 11            | 0        | 00000  | 1        | 000       | 0000        |     |        |
| Land                        |      | Improvements |           | Total                |                      | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 348,365                     |      |              |           | 348,365              |                      | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Irrigation Type:            |      |              |           | A) 2                 | B) 05                | C) 5                                      | D) 3          | E) 0     | F) 9   |          |           |             |     |        |
| LCG                         |      | ACRES:       |           | VALUE:               |                      | LCG                                       |               | ACRES:   |        | VALUE:   |           |             |     |        |
| IRRIGATED 1A1               |      |              |           |                      |                      | GRASSLAND 1G1                             |               | 34.470   | 53,425 |          |           |             |     |        |
| 1A                          |      |              |           |                      |                      | 1G  |               | 0.620    | 310    |          |           |             |     |        |
| 2A1                         |      |              |           |                      |                      | 2G1                                       |               | 9.050    | 13,125 |          |           |             |     |        |
| 2A                          |      |              |           |                      |                      | 2G  |               | 0.050    | 25     |          |           |             |     |        |
| 3A1                         |      |              |           |                      |                      | 3G1                                       |               |          |        |          |           |             |     |        |
| 3A                          |      |              |           |                      |                      | 3G  |               | 0.980    | 490    |          |           |             |     |        |
| 4A1                         |      |              |           |                      |                      | 4G1                                       |               |          |        |          |           |             |     |        |
| 4A                          |      |              |           |                      |                      | 4G  |               | 5.860    | 2,930  |          |           |             |     |        |
| DRYLAND 1D1                 |      | 10.460       |           | 28,765               | Shelterbelt/Timber   |   |               |          |        |          |           |             |     |        |
| 1D                          |      | 37.010       |           | 101,780              | Accretion            |   |               |          |        |          |           |             |     |        |
| 2D1                         |      |              |           |                      | Waste                |   | 2.180         | 1,090    |        |          |           |             |     |        |
| 2D                          |      | 32.080       |           | 88,225               | Other                |   |               |          |        |          |           |             |     |        |
| 3D1                         |      | 0.670        |           | 1,845                | <b>AG LAND TOTAL</b> |   | 153.920       | 348,365  |        |          |           |             |     |        |
| 3D                          |      |              |           |                      | Roads                |   | 5.950         |          |        |          |           |             |     |        |
| 4D1                         |      | 17.110       |           | 47,055               | Farm Sites           |   |               |          |        |          |           |             |     |        |
| 4D                          |      | 3.380        |           | 9,300                | Home Sites           |   |               |          |        |          |           |             |     |        |
|                             |      |              |           |                      | Recreation           |   |               |          |        |          |           |             |     |        |
| Dwellings                   |      |              |           |                      | Other                |   |               |          |        |          |           |             |     |        |
| Outbuildings                |      |              |           |                      | <b>Non-AG TOTAL</b>  |   | 5.950         |          |        |          |           |             |     |        |

|   |  |                               |  |
|---|--|-------------------------------|--|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b>    |  | <b>Total Recapture Value:</b> |  |
| <b>Assessor Comments and Reason for Adjustment:</b>     |  |                               |  |
| TRUSTEE'S DEED; SALE PRICE COMBINED WITH BK2024, PG1779 |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
| <b>Comments from</b>                                    |  | <b>Comments:</b>              |  |
| 001305500   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |
|   |  |                               |  |

(Continue on back)



## Real Estate Transfer Statement

FORM

521

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

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

|                                      |  |   |  |
|--------------------------------------|--|---|--|
| 1 County Name<br><b>Webster - 91</b> | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <u>9</u> Day <u>17</u> Yr. <u>2024</u> | 4 Date of Deed<br>Mo. <u>9</u> Day <u>14</u> Yr. <u>2024</u> |
|--------------------------------------|--|---|--|

|   |  |  |  |
|---|--|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Thomas F. Dolnicek, Trustee of Thomas F. Dolnicek Rev Tr</b><br>Street or Other Mailing Address<br><b>12960 Borgman Ave</b><br>City<br><b>Huntington</b> State<br><b>MI</b> Zip Code<br><b>48070</b><br>Phone Number<br><b>(248) 808-0200</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee</b><br>Street or Other Mailing Address<br><b>2224 Road 2700</b><br>City<br><b>Lawrence</b> State<br><b>NE</b> Zip Code<br><b>68957</b><br>Phone Number<br><b>(402) 460-8367</b><br>Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |
|---|--|--|--|

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

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>258,000.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|  |   |
|--|---|
| 18 Address of Property<br><b>Ag Land</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Grantees</b> |
|--|---|

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

|  |
|--|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>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)</b> |
|--|

|   |
|---|
| 21 If agricultural, list total number of acres transferred in this transaction <b>160+-</b> |
|---|

|  |                         |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed. .... | 22 \$ <b>258,000.00</b> |
|--|-------------------------|

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

|   |                         |
|---|-------------------------|
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... | 24 \$ <b>258,000.00</b> |
|---|-------------------------|

|   |
|---|
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

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

**Craig Joseph Mazour, Trustee**

Print or Type Name of Grantee or Authorized Representative

(402) 460-8367

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Grantee

Title

9/17/2024

Date

## Register of Deed's Use Only

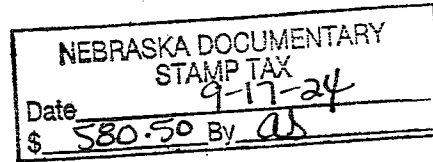
## For Dept. Use Only

|   |  |   |
|---|--|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>17</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <b>500.50</b> | 30 Recording Data<br><b>BK2024, Pg 1777</b> |
|---|--|---|

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 1777

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 17 day  
of Sept A.D., 2024, at 3:33  
o'clock P M. Recorded in Book 2024  
on Page 1777-1778  
Antony Haring County Clerk  
AS Deputy  
Ind 16.00 Comp AS Assessor AS Carded 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 GRANTEEES, 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 6<sup>th</sup> 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 9/17/24, 2024.

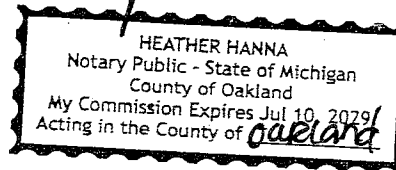
Thomas F. Dolnicek, Trustee  
Thomas F. Dolnicek, Trustee

michigan  
STATE OF ~~NEBRASKA~~ )  
 )ss.  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me on 9-14-2024, 2024,  
by Thomas F. Dolnicek, Trustee under the Thomas F. Dolnicek Revocable Living Trust  
Agreement, dated May 17, 2001, as amended and restated.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7-10-2029



# Agricultural Land Sales Worksheet

| Cnty No.                    | Book | Page         | Sale Date | School District Code |                      |   |               |          |        |          |           |             |     |        |
|-----------------------------|------|--------------|-----------|----------------------|----------------------|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                          | 2024 | 1779         | 9/17/2024 | Base: 65-0005        |                      | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                 |      | Sale Number  |           | Useability & Code #  |                      | Parcel Number                             |               |          |        |          |           |             |     |        |
| 001305500                   |      | 168          |           | 1                    |                      | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdlv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |      |              |           | 4135                 | 4                    | 9   | 11            | 0        | 00000  | 1        | 000       | 0000        |     |        |
| Land                        |      | Improvements |           | Total                |                      | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 348,365                     |      |              |           | 348,365              |                      | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Irrigation Type:            |      |              |           | A) 2                 | B) 05                | C) 5                                      | D) 3          | E) 0     | F) 9   |          |           |             |     |        |
| LCG                         |      | ACRES:       |           | VALUE:               |                      | LCG                                       |               | ACRES:   |        | VALUE:   |           |             |     |        |
| IRRIGATED 1A1               |      |              |           |                      |                      | GRASSLAND 1G1                             |               | 34.470   | 53,425 |          |           |             |     |        |
| 1A                          |      |              |           |                      |                      | 1G  |               | 0.620    | 310    |          |           |             |     |        |
| 2A1                         |      |              |           |                      |                      | 2G1                                       |               | 9.050    | 13,125 |          |           |             |     |        |
| 2A                          |      |              |           |                      |                      | 2G  |               | 0.050    | 25     |          |           |             |     |        |
| 3A1                         |      |              |           |                      |                      | 3G1                                       |               |          |        |          |           |             |     |        |
| 3A                          |      |              |           |                      |                      | 3G  |               | 0.980    | 490    |          |           |             |     |        |
| 4A1                         |      |              |           |                      |                      | 4G1                                       |               |          |        |          |           |             |     |        |
| 4A                          |      |              |           |                      |                      | 4G  |               | 5.860    | 2,930  |          |           |             |     |        |
| DRYLAND 1D1                 |      | 10.460       |           | 28,765               | Shelterbelt/Timber   |   |               |          |        |          |           |             |     |        |
| 1D                          |      | 37.010       |           | 101,780              | Accretion            |   |               |          |        |          |           |             |     |        |
| 2D1                         |      |              |           |                      | Waste                |   | 2.180         | 1,090    |        |          |           |             |     |        |
| 2D                          |      | 32.080       |           | 88,225               | Other                |   |               |          |        |          |           |             |     |        |
| 3D1                         |      | 0.670        |           | 1,845                | <b>AG LAND TOTAL</b> |   | 153.920       | 348,365  |        |          |           |             |     |        |
| 3D                          |      |              |           |                      | Roads                |   | 5.950         |          |        |          |           |             |     |        |
| 4D1                         |      | 17.110       |           | 47,055               | Farm Sites           |   |               |          |        |          |           |             |     |        |
| 4D                          |      | 3.380        |           | 9,300                | Home Sites           |   |               |          |        |          |           |             |     |        |
|                             |      |              |           |                      | Recreation           |   |               |          |        |          |           |             |     |        |
| Dwellings                   |      |              |           |                      | Other                |   |               |          |        |          |           |             |     |        |
| Outbuildings                |      |              |           |                      | <b>Non-AG TOTAL</b>  |   | 5.950         |          |        |          |           |             |     |        |

|  |                               |
|--|-------------------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> | <b>Total Recapture Value:</b> |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                               |
| WD   |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
| <b>Comments from</b>                                 | <b>Comments:</b>              |
| 001305500  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |

(Continue on back)



## Real Estate Transfer Statement

FORM

521

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

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

|   |  |  |  |
|---|--|--|--|
| 1 County Name<br><u>Webster</u>   | 2 County Number<br><input checked="" type="checkbox"/> <u>91</u> | 3 Date of Sale/Transfer<br>Mo. <u>9</u> Day <u>17</u> Yr. <u>2024</u>  | 4 Date of Deed<br>Mo. <u>9</u> Day <u>14</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><u>Mary E. Torell and Robert B. Torell, Jr.</u><br>Street or Other Mailing Address<br><u>6020 S 88th Street</u><br>City<br><u>Lincoln</u> State<br><u>NE</u> Zip Code<br><u>68526</u><br>Phone Number<br><u>(248) 808-0200</u><br>Email Address<br><u>n/a</u> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><u>Craig Joseph Mazour, Trustee and Amy Jean Mazour, Trustee</u><br>Street or Other Mailing Address<br><u>2224 Road 2700</u><br>City<br><u>Lawrence</u> State<br><u>NE</u> Zip Code<br><u>68957</u><br>Phone Number<br><u>(402) 460-8367</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><u>n/a</u> |  |

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

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><u>258,000.00</u> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|  |   |
|--|---|
| 18 Address of Property<br><u>Ag Land</u> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><u>Grantees</u> |
|--|---|

|   |   |
|---|---|
| 18a <input checked="" type="checkbox"/> No address assigned | 18b <input checked="" type="checkbox"/> 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 <u>160+/-</u> |
|--|

|  |  |
|--|--|
| 22 Total purchase price, including any liabilities assumed. .... | 22 \$ <u>516,000</u> <u>258,000.00</u> |
|--|--|

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

|   |  |
|---|--|
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... | 24 \$ <u>516,000</u> <u>258,000.00</u> |
|---|--|

|   |
|---|
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

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

Craig Joseph Mazour, Trustee

Print or Type Name of Grantee or Authorized Representative

(402) 460-8367

Phone Number

Craig Joseph Mazour, Trustee

Signature of Grantee or Authorized Representative

Grantee

Title

9/17/2024

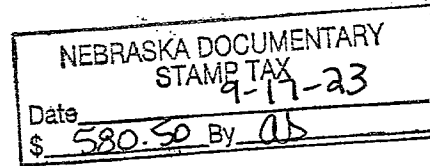
Date

| Register of Deed's Use Only                                       |  | For Dept. Use Only                          |
|---|--|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>17</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br><u>\$580.50</u> <u>1161.00</u> | 30 Recording Data<br><u>BK2024, Pg 1779</u> |



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 17 day  
of Sept A.D., 2024, at 3:36  
o'clock P.M. Recorded in Book 2024  
on Page 1779  
Abbey Harris County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   



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 6<sup>th</sup> 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.

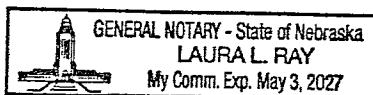
Executed September 16, 2024.

Mary E. Torell  
Mary E. Torell

Robert B. Torell, Jr.  
Robert B. Torell, Jr.

STATE OF NEBRASKA )  
COUNTY OF Lancaster ) ss.

The foregoing instrument was acknowledged before me on September 16, 2024 by  
Mary E. Torell and Robert B. Torell, Jr., wife and husband.



Laura L. Ray  
Notary Public

# Residential & Commercial Sales Worksheet

| Cnty No.                          | Book | Page         | Sale Date | School District Code |    |   |               |          |        |          |           |             |     |        |
|-----------------------------------|------|--------------|-----------|----------------------|----|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                                | 2024 | 1788         | 9/18/2024 | Base: 91-0002        |    | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                       |      | Sale Number  |           | Useability & Code #  |    | Parcel Number                             |               |          |        |          |           |             |     |        |
| 000136200                         |      | 169          |           | 4                    | 12 | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value       |      |              |           |                      |    | 4371                                      |               |          | 00     | 0        | 10025     |             | 002 | 0000   |
| Land                              |      | Improvements |           | Total                |    | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 1,915                             |      | 5,380        |           | 7,295                |    | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Assessor Location: RED CLOUD (RC) |      |              |           |                      |    | A) 1                                      | B) 01         |          | C) 1   | D) 1     | E) 6      | F) 2        |     |        |

|   | Residential                                       | Commercial  |
|---|---|---|
| <b>Multiple Improvements:</b>                         | Multiple. Improvements. :                         | Multiple. Improvements. :   |
| <b>Construction Date:</b>                             | Construction Date : 1900                          | Construction Date :   |
| <b>Floor:</b>   | Floor Sq. Ft. : 1,163                             | Floor Sq. Ft. :   |
| <b>Building Cost New:</b>                             | Cost : 113,725                                    | Cost :  |
| <b>Single Family Style:</b> 104                       | <b>Residential Condition:</b> 10                  | <b>Commercial Occupancy Code:</b>   |
| (100) <input type="checkbox"/> Mobile Home            | (10) <input checked="" type="checkbox"/> Worn Out | Primary: Other1: Other2:  |
| (101) <input type="checkbox"/> One Story              | (20) <input type="checkbox"/> Badly Worn          | <b>Commercial Construction Class:</b>   |
| (102) <input type="checkbox"/> Two Story              | (30) <input type="checkbox"/> Average             | (1) <input type="checkbox"/> Fireproof Structural Steel Frame                     |
| (103) <input type="checkbox"/> Split Level            | (40) <input type="checkbox"/> Good                | (2) <input type="checkbox"/> Reinforced Concrete Frame                            |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good           | (3) <input type="checkbox"/> Masonry Bearing Walls                                |
| (111) <input type="checkbox"/> Bi-Level               | (60) <input type="checkbox"/> Excellent           | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls                      |
| (106) <input type="checkbox"/> Other                  |   | (5) <input type="checkbox"/> Metal Frame and Walls                                |
| <b>Townhouse or Duplex Style:</b>                     | <b>Residential Quality:</b> 30                    | (6) <input type="checkbox"/> Pole Frame   |
| (301) <input type="checkbox"/> One Story              | (10) <input type="checkbox"/> Low                 | <b>Cost Rank:</b> <b>Condition:</b>   |
| (302) <input type="checkbox"/> Two Story              | (20) <input type="checkbox"/> Fair                | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story            | (30) <input checked="" type="checkbox"/> Average  | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level            | (40) <input type="checkbox"/> Good                | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story            | (50) <input type="checkbox"/> Very Good           | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex       | (60) <input type="checkbox"/> Excellent           | (50) <input type="checkbox"/> Very Good   |
| (305) <input type="checkbox"/> Two Story Duplex       |   | (60) <input type="checkbox"/> Excellent   |

|  |                  |
|--|------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                  |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                  |
| CORRECTIVE WD; CORRECTED GRANTORS AND LEGAL          |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
| <b>Comments from</b>                                 | <b>Comments:</b> |
| 000136200  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |

(Continue on back)

37110

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

|   |  |   |  |   |  |  |  |
|---|--|---|--|---|--|--|--|
| 1 County Name<br><b>Webster - 91</b>  |  | 2 County Number<br><input checked="" type="checkbox"/>  |  | 3 Date of Sale/Transfer<br>Mo. <b>9</b> Day <b>18</b> Yr. <b>2024</b>   |  | 4 Date of Deed<br>Mo. <b>9</b> Day <b>17</b> Yr. <b>2024</b> |  |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Glen Brumbaugh and Avery Brumbaugh</b><br>Street or Other Mailing Address<br><b>105 N Cedar St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><br>Email Address<br><b>n/a</b>  |  |   |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Jonathan Luke Jones and Jami Naomi Lynn Saterlee</b><br>Street or Other Mailing Address<br><b>405 N Chestnut St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><br>Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |  |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.   |  |   |  |   |  |  |  |
| (A) Status  |  | (B) Property Type   |  |   |  | (C)  |  |
| <input checked="" type="checkbox"/> Improved<br><input type="checkbox"/> Unimproved<br><input type="checkbox"/> IOLL  |  | <input checked="" type="checkbox"/> Single Family<br><input type="checkbox"/> Multi-Family<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Agricultural<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Mineral Interests-Nonproducing<br><input type="checkbox"/> Mineral Interests-Producing<br><input type="checkbox"/> State Assessed<br><input type="checkbox"/> Exempt |  |   |  | <input type="checkbox"/> Mobile Home                         |  |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other<br><input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty      |  |   |  |   |  |  |  |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No   |  |   |  |   |  |  |  |
| 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) <b>corrective</b> |  |   |  |   |  |  |  |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |   |  | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |
| 13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other<br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse<br><input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child  |  |   |  |   |  |  |  |
| 14 What is the current market value of the real property?<br><b>8,000.00</b>  |  |   |  | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %  |  |  |  |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |   |  | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Southern Title, LLC</b> <input type="checkbox"/> No  |  |  |  |
| 18 Address of Property<br><b>405 N Chestnut St</b><br><b>Red Cloud, NE 68970</b>  |  |   |  | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>grantee</b>  |  |  |  |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land   |  |   |  |   |  |  |  |
| 20 Legal Description (Attach additional pages, if needed.)<br><b>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</b>  |  |   |  |   |  |  |  |
| 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?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)  |  |   |  |   |  |  |  |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)   |  |   |  |   |  |  |  |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number   |  |   |  |   |  |  |  |
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |   |  |   |  |  |  |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |   |  |   |  |  |  |

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

**Teresa Theobald**

Print or Type Name of Grantee or Authorized Representative

(402) 746-2246

Phone Number

9/18/2024

Date

sign  
here

Signature of Grantee or Authorized Representative

Closing Agent

Title

## Register of Deed's Use Only

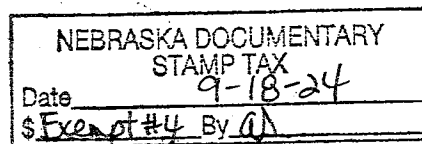
|   |  |   |                    |
|---|--|---|--------------------|
| 28 Date Deed Recorded<br>Mo. <b>9</b> Day <b>18</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>Exempt # 4</b> | 30 Recording Data<br><b>BK 2024 Pg 1788</b> | For Dept. Use Only |
|---|--|---|--------------------|

Nebraska Department of Revenue

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

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

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

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 18 day  
of Sept A.D., 20 24, at 11:39  
o'clock a.M. Recorded in Book 2024  
on Page 1788  
Abbey Harig County Clerk  
AD Deputy  
Ind    Comp    Assessor    Carded   Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

## CORRECTIVE WARRANTY DEED

Glen Brumbaugh and Avery Brumbaugh, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jonathan Luke Jones and Jami Naomi Lynn Saterlee, a married couple, 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

*Correct Grantors and legal description on Warranty Deed recorded December 7, 2021 in Book 2021, Page 3268, records of 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.

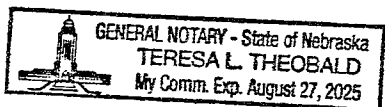
Executed September 17, 2024.

Glen Brumbaugh  
Glen Brumbaugh

Avery Brumbaugh  
Avery Brumbaugh

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

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



Teresa Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|---|---------------------|--------------------------------|------------------|---|----------------------|---------------|-----------------|---|--------------------|--|------------|---------------|
| <b>Cnty No.</b>                                       | <b>Book</b>         | <b>Page</b>                    | <b>Sale Date</b> | <b>School District Code</b>                       |                      |               |                 |   |                    |  |            |               |
| 91  | 2024                | 1789                           | 9/18/2024        | Base: 91-0002                                     |                      | Affiliated:   |                 | Unified:  |                    |  |            |               |
| <b>Location ID</b>                                    | <b>Sale Number</b>  | <b>Useability &amp; Code #</b> |                  | <b>Parcel Number</b>                              |                      |               |                 |   |                    |  |            |               |
| 000136200   | 170                 | 1                              |                  | <b>GeoCde</b>                                     | <b>Twn</b>           | <b>Rng</b>    | <b>Sect</b>     | <b>Qrt</b>  | <b>Subdiv</b>      | <b>Area</b>                              | <b>Blk</b> | <b>Parcel</b> |
| <b>Date of Sale Assessed Value</b>                    |                     |                                |                  | 4371  |                      |               | 00              | 0   | 10025              |  | 002        | 0000          |
| <b>Land</b>   | <b>Improvements</b> | <b>Total</b>                   |                  | <b>Date of Sale Property Classification Code</b>  |                      |               |                 |   |                    |  |            |               |
| 1,915   | 5,380               | 7,295                          |                  | <b>Status</b>                                     | <b>Property Type</b> | <b>Zoning</b> | <b>Location</b> | <b>City Size</b>  | <b>Parcel Size</b> |  |            |               |
| <b>Assessor Location: RED CLOUD (RC)</b>              |                     |                                |                  | A) 1  | B) 01                | C) 1          | D) 1            | E) 6  | F) 2               |  |            |               |
|   |                     |                                |                  | <b>Residential</b>                                |                      |               |                 | <b>Commercial</b>   |                    |  |            |               |
| <b>Multiple Improvements:</b>                         |                     |                                |                  | Multiple. Improvements. :                         |                      |               |                 | Multiple. Improvements. :                                     |                    |  |            |               |
| <b>Construction Date:</b>                             |                     |                                |                  | Construction Date : 1900                          |                      |               |                 | Construction Date :   |                    |  |            |               |
| <b>Floor:</b>   |                     |                                |                  | Floor Sq. Ft. : 1,163                             |                      |               |                 | Floor Sq. Ft. :   |                    |  |            |               |
| <b>Building Cost New:</b>                             |                     |                                |                  | Cost : 113,725                                    |                      |               |                 | Cost :  |                    |  |            |               |
| <b>Single Family Style: 104</b>                       |                     |                                |                  | <b>Residential Condition: 10</b>                  |                      |               |                 | <b>Commercial Occupancy Code:</b>                             |                    |  |            |               |
| (100) <input type="checkbox"/> Mobile Home            |                     |                                |                  | (10) <input checked="" type="checkbox"/> Worn Out |                      |               |                 | Primary: Other1: Other2:                                      |                    |  |            |               |
| (101) <input type="checkbox"/> One Story              |                     |                                |                  | (20) <input type="checkbox"/> Badly Worn          |                      |               |                 | <b>Commercial Construction Class:</b>                         |                    |  |            |               |
| (102) <input type="checkbox"/> Two Story              |                     |                                |                  | (30) <input type="checkbox"/> Average             |                      |               |                 | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |                    |  |            |               |
| (103) <input type="checkbox"/> Split Level            |                     |                                |                  | (40) <input type="checkbox"/> Good                |                      |               |                 | (2) <input type="checkbox"/> Reinforced Concrete Frame        |                    |  |            |               |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story |                     |                                |                  | (50) <input type="checkbox"/> Very Good           |                      |               |                 | (3) <input type="checkbox"/> Masonry Bearing Walls            |                    |  |            |               |
| (111) <input type="checkbox"/> Bi-Level               |                     |                                |                  | (60) <input type="checkbox"/> Excellent           |                      |               |                 | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls  |                    |  |            |               |
| (106) <input type="checkbox"/> Other                  |                     |                                |                  |   |                      |               |                 | (5) <input type="checkbox"/> Metal Frame and Walls            |                    |  |            |               |
| <b>Townhouse or Duplex Style:</b>                     |                     |                                |                  | <b>Residential Quality: 30</b>                    |                      |               |                 | (6) <input type="checkbox"/> Pole Frame                       |                    |  |            |               |
| (301) <input type="checkbox"/> One Story              |                     |                                |                  | (10) <input type="checkbox"/> Low                 |                      |               |                 | <b>Cost Rank:</b>   |                    | <b>Condition:</b>                        |            |               |
| (302) <input type="checkbox"/> Two Story              |                     |                                |                  | (20) <input type="checkbox"/> Fair                |                      |               |                 | (10) <input type="checkbox"/> Low                             |                    | (10) <input type="checkbox"/> Worn Out   |            |               |
| (307) <input type="checkbox"/> 1 1/2 Story            |                     |                                |                  | (30) <input checked="" type="checkbox"/> Average  |                      |               |                 | (20) <input type="checkbox"/> Average                         |                    | (20) <input type="checkbox"/> Badly Worn |            |               |
| (308) <input type="checkbox"/> Split Level            |                     |                                |                  | (40) <input type="checkbox"/> Good                |                      |               |                 | (30) <input type="checkbox"/> Above Average                   |                    | (30) <input type="checkbox"/> Average    |            |               |
| (309) <input type="checkbox"/> 2 1/2 Story            |                     |                                |                  | (50) <input type="checkbox"/> Very Good           |                      |               |                 | (40) <input type="checkbox"/> High                            |                    | (40) <input type="checkbox"/> Good       |            |               |
| (304) <input type="checkbox"/> One Story Duplex       |                     |                                |                  | (60) <input type="checkbox"/> Excellent           |                      |               |                 |   |                    | (50) <input type="checkbox"/> Very Good  |            |               |
| (305) <input type="checkbox"/> Two Story Duplex       |                     |                                |                  |   |                      |               |                 |   |                    | (60) <input type="checkbox"/> Excellent  |            |               |
| <b>Assessor's Adjustment to Sale Price (+ or -):</b>  |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
| <b>Assessor Comments and Reason for Adjustment:</b>   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
| WD  |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
| <b>Comments from</b>                                  |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
| <b>Comments:</b>                                      |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
| 000136200   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |
|   |                     |                                |                  |   |                      |               |                 |   |                    |  |            |               |

(Continue on back)



## Real Estate Transfer Statement

FORM

521

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

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

|   |  |   |  |
|---|--|---|--|
| 1 County Name<br><b>Webster - 91</b>  | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <u>9</u> Day <u>18</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>9</u> Day <u>14</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Jonathan Luke Jones and Jami Naomi Lynn Saterlee</b><br>Street or Other Mailing Address<br><b>405 N Chestnut St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Tyler Sherman</b><br>Street or Other Mailing Address<br><b>533 W 4th Avenue</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 360-1197</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |

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

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

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

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

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

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

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

|   |  |
|---|--|
| 18 Address of Property<br><b>405 N Chestnut St</b><br><b>Red Cloud, NE 68970</b><br>18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>grantee</b> |
|---|--|

|  |
|--|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>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</b> |
|--|

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

|  |                        |
|--|------------------------|
| 22 Total purchase price, including any liabilities assumed. ....   | 22 \$ <b>15,000.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... | 23 \$ _____            |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  | 24 \$ <b>15,000.00</b> |

|   |
|---|
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

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

**Teresa Theobald**

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

**Closing Agent**

Title

**(402) 746-2246**

Phone Number

**9/18/2024**

Date

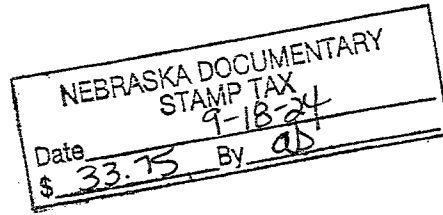
## Register of Deed's Use Only

## For Dept. Use Only

|   |   |   |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>18</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <b>33.75</b> | 30 Recording Data<br><b>BK2024, Pg 1789</b> |
|---|---|---|

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 18 day  
of Sept A.D., 20 24, at 11:42  
o'clock a M. Recorded in Book 2024  
on Page 1789  
Abbey Harg County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   



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.

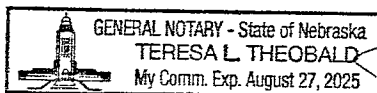
Executed September 14, 2024.

Jonathan Luke Jones

Jaimi Saterlee

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

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



Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

31290

# Real Estate Transfer Statement

FORM  
521

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

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

|   |                              |   |   |
|---|------------------------------|---|---|
| 1 County Name<br><b>Webster</b>   | 2 County Number<br><b>91</b> | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>18</b> Yr. <b>2024</b>  | 4 Date of Deed<br>Mo. <b>09</b> Day <b>18</b> Yr. <b>2024</b> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Kathryn E. Lockhart</b><br>Street or Other Mailing Address<br><b>442 West 3rd Avenue</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>402-746-8010</b><br>Email Address<br><b>NA</b> |                              | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Kathryn E. Lockhart</b><br>Street or Other Mailing Address<br><b>442 West 3rd Avenue</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>402-746-8010</b><br>Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation?<br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Yes <input type="checkbox"/> No <input type="checkbox"/><br>Email Address<br><b>n/a</b> |   |

|  |   |   |   |   |                                      |
|--|---|---|---|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |   |   |   |   |                                      |
| (A) Status   |   | (B) Property Type   |   |   | (C)                                  |
| <input checked="" type="checkbox"/> Improved   | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Mineral Interests-Nonproducing   | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Unimproved  | <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Agricultural   | <input type="checkbox"/> Mineral Interests-Producing  | <input type="checkbox"/> Exempt         |                                      |
| <input type="checkbox"/> IOLL  | <input type="checkbox"/> Commercial               | <input type="checkbox"/> Recreational   |   |   |                                      |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____<br><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty |   |   |   |   |                                      |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |   | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |   |                                      |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |   | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |                                      |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other <b>Rvoc Trust</b><br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse<br><input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child                        |   |   |   |   |                                      |
| 14 What is the current market value of the real property?<br><b>\$196,205.00</b>   |   |   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %  |   |                                      |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |
| 18 Address of Property<br><b>442 West 3rd Ave<br/>Red Cloud, NE 68970</b>  |   |   | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br>(Same as Grantee)   |   |                                      |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land  |   |   |   |   |                                      |

20 Legal Description (Attach additional pages, if needed.)  
**Lots 19, 20, 21, 22, 23 and 24, Block 21, Original Town of Red Cloud, Webster County, Nebraska.**

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

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

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

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

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

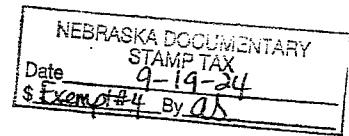
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

|              |   |                       |                |
|--------------|---|-----------------------|----------------|
| sign<br>here | Print or Type Name of Grantee or Authorized Representative<br><b>David B. Garwood</b> | Attorney<br><br>Title | 402.746.3613   |
|              | Signature of Grantee or Authorized Representative<br><i>David B. Garwood</i>          |                       | Phone Number   |
|              |   |                       | <b>9/18/24</b> |
|              |   |                       | Date           |

|   |  |   |                    |
|---|--|---|--------------------|
| Register of Deed's Use Only                                       |  |   | For Dept. Use Only |
| 28 Date Deed Recorded<br>Mo. <b>9</b> Day <b>19</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>Exempt # 4</b> | 30 Recording Data<br><b>BK2024, Pg 1799</b> |                    |

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

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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 19 day  
of Sept A.D., 20 24 at 10:47  
o'clock AM. Recorded in Book 2024  
on Page 1799  
Abbey Harris County Clerk  
10.00 AS Deputy  
Ind    Comp    Assessor    Carded   **WARRANTY DEED**

Kathryn E. Lockhart, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and TRANSFER TO TRUST for benefit of Grantor, conveys to Kathryn Lockhart, Trustee of the Kathryn Lockhart Revocable Trust dated September 18, 2024, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

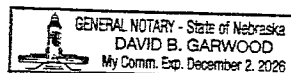
Kathryn E. Lockhart  
Kathryn E. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 18, 2024, by Kathryn E. Lockhart, a single person.

Comm. expires 12-2-26

David B. Garwood  
Notary Public





# Agricultural Land Sales Worksheet

|                             |              |                     |           |   |               |             |        |          |           |             |     |        |
|-----------------------------|--------------|---------------------|-----------|---|---------------|-------------|--------|----------|-----------|-------------|-----|--------|
| Cnty No.                    | Book         | Page                | Sale Date | School District Code                      |               |             |        |          |           |             |     |        |
| 91                          | 2024         | 1803                | 9/12/2024 | Base: 65-0011                             |               | Affiliated: |        | Unified: |           |             |     |        |
| Location ID                 | Sale Number  | Useability & Code # |           | Parcel Number                             |               |             |        |          |           |             |     |        |
| 001005800                   | 172          | 4                   | 05        | GeoCde                                    | Twn           | Rng         | Sect   | Qrt      | Subdlv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |              |                     |           | 4487                                      | 1             | 9           | 11     | 4        | 00000     | 1           | 000 | 0380   |
| Land                        | Improvements | Total               |           | Date of Sale Property Classification Code |               |             |        |          |           |             |     |        |
| 864,520                     |              | 864,520             |           | Status                                    | Property Type |             | Zoning | Location | City Size | Parcel Size |     |        |
| Irrigation Type:            |              |                     |           | A) 2                                      | B) 05         |             | C) 5   | D) 3     | E) 0      | F) 9        |     |        |
| LCG                         | ACRES:       | VALUE:              |           | LCG                                       | ACRES:        | VALUE:      |        |          |           |             |     |        |
| IRRIGATED 1A1               |              |                     |           | GRASSLAND 1G1                             | 5.030         | 7,795       |        |          |           |             |     |        |
| 1A                          | 44.230       | 254,985             |           | 1G  |               |             |        |          |           |             |     |        |
| 2A1                         | 78.460       | 452,320             |           | 2G1                                       |               |             |        |          |           |             |     |        |
| 2A                          | 7.400        | 41,035              |           | 2G  | 31.580        | 18,490      |        |          |           |             |     |        |
| 3A1                         |              |                     |           | 3G1                                       |               |             |        |          |           |             |     |        |
| 3A                          |              |                     |           | 3G  |               |             |        |          |           |             |     |        |
| 4A1                         |              |                     |           | 4G1                                       | 0.380         | 190         |        |          |           |             |     |        |
| 4A                          |              |                     |           | 4G  | 11.010        | 5,505       |        |          |           |             |     |        |
| DRYLAND 1D1                 |              |                     |           | Shelterbelt/Timber                        |               |             |        |          |           |             |     |        |
| 1D                          | 17.860       | 49,120              |           | Accretion                                 | 5.030         |             |        |          |           |             |     |        |
| 2D1                         | 6.760        | 18,590              |           | Waste                                     | 0.030         | 15          |        |          |           |             |     |        |
| 2D                          |              |                     |           | Other                                     |               |             |        |          |           |             |     |        |
| 3D1                         | 5.990        | 16,475              |           | AG LAND TOTAL                             | 213.760       | 864,520     |        |          |           |             |     |        |
| 3D                          |              |                     |           | Roads                                     |               |             |        |          |           |             |     |        |
| 4D1                         |              |                     |           | Farm Sites                                |               |             |        |          |           |             |     |        |
| 4D                          |              |                     |           | Home Sites                                |               |             |        |          |           |             |     |        |
|                             |              |                     |           | Recreation                                |               |             |        |          |           |             |     |        |
| Dwellings                   |              |                     |           | Other                                     |               |             |        |          |           |             |     |        |
| Outbuildings                |              |                     |           | Non-AG TOTAL                              |               |             |        |          |           |             |     |        |

|   |                        |
|---|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment:  |                        |
| QCD; TRANSFER TO FAMILY TRUST                 |                        |
|   |                        |
|   |                        |
|   |                        |
|   |                        |
|   |                        |
| 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 recorded unless this statement is signed and items 1-27 are accurately completed.

|  |                       |  |  |   |
|--|-----------------------|--|--|---|
| 1 County Name<br>Webster   | 2 County Number<br>91 | 3 Date of Sale/Transfer<br>Mo. 09 Day 12 Yr. 2024  | 4 Date of Deed<br>Mo. 09 Day 12 Yr. 2024 |   |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br>Eileen R. Hunter-Sweeney and Martin J. Sweeney<br>Street or Other Mailing Address<br>7419 Jay Court<br>City<br>Arvada State CO Zip Code 80003<br>Phone Number<br>3037261611<br>Email Address<br>n/a  |                       | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br>See Attached<br>Street or Other Mailing Address<br>7419 Jay Court<br>City<br>Arvada State CO Zip Code 80003<br>Phone Number<br>3037261611 Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/><br>Email Address<br>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<br><input type="checkbox"/> Improved<br><input checked="" type="checkbox"/> Unimproved<br><input type="checkbox"/> IOLL   |                       | (B) Property Type<br><input type="checkbox"/> Single Family<br><input type="checkbox"/> Multi-Family<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial<br><input checked="" type="checkbox"/> Agricultural<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Mineral Interests-Nonproducing<br><input type="checkbox"/> Mineral Interests-Producing<br><input type="checkbox"/> State Assessed<br><input type="checkbox"/> Exempt   |  | (C)<br><input type="checkbox"/> Mobile Home |
| 8 Type of Deed<br><input type="checkbox"/> Conservator<br><input type="checkbox"/> Bill of Sale<br><input type="checkbox"/> Cemetery<br><input type="checkbox"/> Corrective<br><input type="checkbox"/> Death Certificate - Transfer on Death<br><input type="checkbox"/> Distribution<br><input type="checkbox"/> Easement<br><input type="checkbox"/> Executor<br><input type="checkbox"/> Land Contract/Memo<br><input type="checkbox"/> Lease<br><input type="checkbox"/> Mineral<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Personal Rep.<br><input checked="" type="checkbox"/> Quit Claim<br><input type="checkbox"/> Sheriff<br><input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Warranty<br><input type="checkbox"/> Other _____ |                       |  |  |   |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |                       | 10 Type of Transfer<br><input type="checkbox"/> Distribution<br><input type="checkbox"/> Auction<br><input type="checkbox"/> Court Decree<br><input type="checkbox"/> Foreclosure<br><input type="checkbox"/> Easement<br><input type="checkbox"/> Exchange<br><input type="checkbox"/> Irrevocable Trust<br><input type="checkbox"/> Gift<br><input type="checkbox"/> Grantor Trust<br><input checked="" type="checkbox"/> Revocable Trust<br><input type="checkbox"/> Life Estate<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Sale<br><input type="checkbox"/> Satisfaction of Contract<br><input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Other (Explain) _____ |  |   |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Transfer of remainder interest held by Grantor Eileen R. Hunter-Sweeney  |                       | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____   |  |   |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Aunt or Uncle to Niece or Nephew<br><input type="checkbox"/> Brothers and Sisters<br><input type="checkbox"/> Ex-spouse<br><input type="checkbox"/> Family Corp., Partnership, or LLC<br><input type="checkbox"/> Grandparents and Grandchild<br><input type="checkbox"/> Parents and Child<br><input checked="" type="checkbox"/> Self<br><input type="checkbox"/> Spouse<br><input type="checkbox"/> Step-parent and Step-child<br><input type="checkbox"/> Other _____  |                       |  |  |   |
| 14 What is the current market value of the real property?<br>\$1,168,270.00  |                       | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %   |  |   |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                       | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |   |
| 18 Address of Property<br>Rural farm ground  |                       | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br>Martin J. Sweeney and Eileen R. Hunter-Sweeney, Trustees of the Sweeney and Hunter-Sweeney Family Trust dated July 9, 2013<br>7419 Jay Court<br>Arvada, CO 80003   |  |   |
| 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land   |                       |  |  |   |
| 20 Legal Description (Attach additional pages, if needed.)<br>See attached   |                       |  |  |   |

21 If agricultural, list total number of acres transferred in this transaction 213.8

|   |            |
|---|------------|
| 22 Total purchase price, including any liabilities assumed. ....  | 22 \$ 0.00 |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  | 23 \$ -    |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   | 24 \$ 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4   |            |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |            |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |            |

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

Zachary K. Gray

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

3089950522

Phone Number

9/18/24

Date

## Register of Deed's Use Only

|  |  |                                       |                    |
|--|--|---------------------------------------|--------------------|
| 28 Date Deed Recorded<br>Mo. 9 Day 20 Yr. 24 | 29 Value of Stamp or Exempt Number<br>\$ Exempt #4 | 30 Recording Data<br>BK 2024, Pg 1803 | For Dept. Use Only |
|--|--|---------------------------------------|--------------------|

Nebraska Department of Revenue

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

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

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

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 (SE $\frac{1}{4}$ ) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 1803

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 2024  
on Page 1803  
Abbey Harig County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   

|                                   |                            |
|-----------------------------------|----------------------------|
| NEBRASKA DOCUMENTARY<br>STAMP TAX |                            |
| Date                              | <u>9-20-24</u>             |
| \$                                | <u>Exempt</u> By <u>AB</u> |

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

### QUITCLAIM DEED

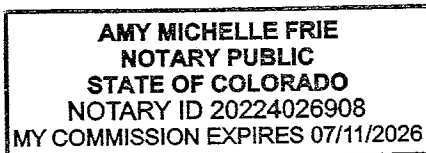
Eileen R. Hunter-Sweeney and Martin J. Sweeney, Husband and Wife, GRANTOR,  
whether one or more, in consideration of **Estate Planning Purposes**, quitclaims to  
Martin J. Sweeney and Eileen Hunter-Sweeney, Trustees of the Sweeney and  
Hunter-Sweeney Family Trust dated July 9, 2013, and any amendments 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 (SE $\frac{1}{4}$ ) of Section Eleven (11), Township One (1)  
North, Range Nine (9) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska

Executed: 9/12/24



Eileen R. Hunter-Sweeney  
Eileen R. Hunter-Sweeney

Martin J. Sweeney  
Martin J. Sweeney

STATE OF CO )  
County of Jefferson ) ss.

The foregoing instrument was acknowledged before me on 9/12/24  
2024, by Eileen R. Hunter-Sweeney and Martin J. Sweeney, wife and husband.

Amy Michelle Frie  
Notary Public

# Residential & Commercial Sales Worksheet

|   |              |                     |           |   |               |           |        |  |           |  |     |        |
|---|--------------|---------------------|-----------|---|---------------|-----------|--------|--|-----------|--|-----|--------|
| Cnty No.  | Book         | Page                | Sale Date | School District Code                      |               |           |        |  |           |  |     |        |
| 91  | 2024         | 1812                | 9/24/2024 | Base: 91-0002                             |               |           |        | Affiliated:  |           | Unified:                                 |     |        |
| Location ID                                     | Sale Number  | Useability & Code # |           | Parcel Number                             |               |           |        |  |           |  |     |        |
| 000112600                                       | 173          | 4                   | 06        | GeoCde                                    | Twn           | Rng       | Sect   | Qrt  | Subdiv    | Area                                     | Blk | Parcel |
| Date of Sale Assessed Value                     |              |                     |           | 4491                                      |               |           | 00     | 0  | 10005     |  | 022 | 0000   |
| Land  | Improvements | Total               |           | Date of Sale Property Classification Code |               |           |        |  |           |  |     |        |
| 1,640   | 1,545        | 3,185               |           | Status                                    | Property Type |           | Zoning | Location   | City Size | Parcel Size                              |     |        |
| Assessor Location: RED CLOUD (RC)               |              |                     |           | A) 1                                      | B) 01         |           | C) 1   | D) 1   | E) 6      | F) 2                                     |     |        |
|   |              |                     |           | Residential                               |               |           |        | Commercial   |           |  |     |        |
| Multiple Improvements:                          |              |                     |           | Multiple Improvements. :                  |               |           |        | Multiple Improvements. :   |           |  |     |        |
| Construction Date:                              |              |                     |           | Construction Date :                       |               |           |        | Construction Date :  |           |  |     |        |
| Floor:  |              |                     |           | Floor Sq. Ft. :                           |               |           |        | Floor Sq. Ft. :  |           |  |     |        |
| Building Cost New:                              |              |                     |           | Cost :                                    |               |           |        | Cost :   |           |  |     |        |
| Single Family Style:                            |              |                     |           | Residential Condition:                    |               |           |        | Commercial Occupancy Code:   |           |  |     |        |
| (100) <input type="checkbox"/> Mobile Home      |              |                     |           | (10) <input type="checkbox"/> Worn Out    |               |           |        | Primary:                      Other1:                      Other2: |           |  |     |        |
| (101) <input type="checkbox"/> One Story        |              |                     |           | (20) <input type="checkbox"/> Badly Worn  |               |           |        | Commercial Construction Class:                                     |           |  |     |        |
| (102) <input type="checkbox"/> Two Story        |              |                     |           | (30) <input type="checkbox"/> Average     |               |           |        | (1) <input type="checkbox"/> Fireproof Structural Steel Frame      |           |  |     |        |
| (103) <input type="checkbox"/> Split Level      |              |                     |           | (40) <input type="checkbox"/> Good        |               |           |        | (2) <input type="checkbox"/> Reinforced Concrete Frame             |           |  |     |        |
| (104) <input type="checkbox"/> 1 1/2 Story      |              |                     |           | (50) <input type="checkbox"/> Very Good   |               |           |        | (3) <input type="checkbox"/> Masonry Bearing Walls                 |           |  |     |        |
| (111) <input type="checkbox"/> Bi-Level         |              |                     |           | (60) <input type="checkbox"/> Excellent   |               |           |        | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls       |           |  |     |        |
| (106) <input type="checkbox"/> Other            |              |                     |           |   |               |           |        | (5) <input type="checkbox"/> Metal Frame and Walls                 |           |  |     |        |
| Townhouse or Duplex Style:                      |              |                     |           | Residential Quality:                      |               |           |        | (6) <input type="checkbox"/> Pole Frame                            |           |  |     |        |
| (301) <input type="checkbox"/> One Story        |              |                     |           | (10) <input type="checkbox"/> Low         |               |           |        | Cost Rank:   |           | Condition:                               |     |        |
| (302) <input type="checkbox"/> Two Story        |              |                     |           | (20) <input type="checkbox"/> Fair        |               |           |        | (10) <input type="checkbox"/> Low                                  |           | (10) <input type="checkbox"/> Worn Out   |     |        |
| (307) <input type="checkbox"/> 1 1/2 Story      |              |                     |           | (30) <input type="checkbox"/> Average     |               |           |        | (20) <input type="checkbox"/> Average                              |           | (20) <input type="checkbox"/> Badly Worn |     |        |
| (308) <input type="checkbox"/> Split Level      |              |                     |           | (40) <input type="checkbox"/> Good        |               |           |        | (30) <input type="checkbox"/> Above Average                        |           | (30) <input type="checkbox"/> Average    |     |        |
| (309) <input type="checkbox"/> 2 1/2 Story      |              |                     |           | (50) <input type="checkbox"/> Very Good   |               |           |        | (40) <input type="checkbox"/> High                                 |           | (40) <input type="checkbox"/> Good       |     |        |
| (304) <input type="checkbox"/> One Story Duplex |              |                     |           | (60) <input type="checkbox"/> Excellent   |               |           |        |  |           | (50) <input type="checkbox"/> Very Good  |     |        |
| (305) <input type="checkbox"/> Two Story Duplex |              |                     |           |   |               |           |        |  |           | (60) <input type="checkbox"/> Excellent  |     |        |
| Assessor's Adjustment to Sale Price (+ or -):   |              |                     |           |   |               |           |        |  |           |  |     |        |
| Assessor Comments and Reason for Adjustment:    |              |                     |           |   |               |           |        |  |           |  |     |        |
| WD; SOLD TO CITY OF RED CLOUD                   |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
| Comments from                                   |              |                     |           |   |               | Comments: |        |  |           |  |     |        |
| 000112600                                       |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
|   |              |                     |           |   |               |           |        |  |           |  |     |        |
| (Continue on 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.

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

|                                      |                 |  |   |
|--------------------------------------|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b> | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> | 4 Date of Deed<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
|--------------------------------------|-----------------|--|---|

|   |  |  |  |
|---|--|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Tony Inman and Crystal Inman</b><br>Street or Other Mailing Address<br><b>736 Deer Rd</b><br>City<br><b>Fredericksburg</b> State<br><b>TX</b> Zip Code<br><b>78624</b><br>Phone Number<br><b>(830) 998-2030</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>City of Red Cloud, Board of Public Trust</b><br>Street or Other Mailing Address<br><b>540 N Webster St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-2215</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |
|---|--|--|--|

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>2,610.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|  |  |
|--|--|
| 18 Address of Property<br><b>125 N Seward St</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b> |
|--|--|

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

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

See Attached

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

|  |                       |
|--|-----------------------|
| 22 Total purchase price, including any liabilities assumed. ....   | 22 \$ <b>5,000'00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... | 23 \$ <b>0'00</b>     |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  | 24 \$ <b>5,000'00</b> |

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

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

9/24/2024

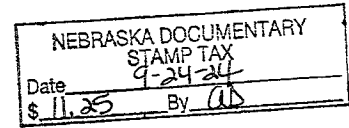
Date

## Register of Deed's Use Only

## For Dept. Use Only

|   |   |   |  |
|---|---|---|--|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>24</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <u>11.25</u> | 30 Recording Data<br><u>BK2024, Pg 1812</u> |  |
|---|---|---|--|

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 Sept A.D., 2024, at 3:51  
o'clock P.M. Recorded in Book 2024  
on Page 1812  
Antony Farig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded**WARRANTY DEED**

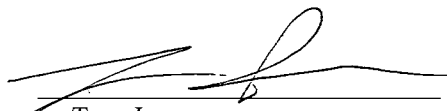
Tony Inman and Crystal Inman f/k/a Crystal Scoggins, husband and wife,  
GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which  
is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust,  
GRANTEES, the following described real estate (as defined in Neb.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

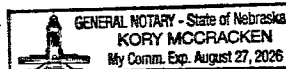
  
\_\_\_\_\_  
Tony Inman

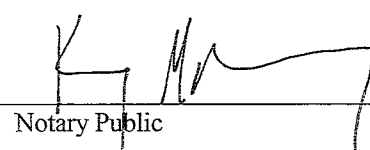
  
\_\_\_\_\_  
Crystal Inman

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 \_\_\_\_\_



  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

| Cnty No.                          | Book | Page         | Sale Date | School District Code |    |   |               |          |        |          |           |             |     |        |
|-----------------------------------|------|--------------|-----------|----------------------|----|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                                | 2024 | 1813         | 9/24/2024 | Base: 91-0002        |    | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                       |      | Sale Number  |           | Useability & Code #  |    | Parcel Number                             |               |          |        |          |           |             |     |        |
| 000115800                         |      | 174          |           | 4                    | 06 | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value       |      |              |           |                      |    | 4491                                      |               |          | 00     | 0        | 10005     |             | 025 | 0000   |
| Land                              |      | Improvements |           | Total                |    | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 1,095                             |      | 3,780        |           | 4,875                |    | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Assessor Location: RED CLOUD (RC) |      |              |           |                      |    | A) 1                                      | B) 01         |          | C) 1   | D) 1     | E) 6      | F) 1        |     |        |

|   | Residential                                       | Commercial   |
|---|---|--|
| <b>Multiple Improvements:</b>                       | Multiple Improvements. :                          | Multiple Improvements. :   |
| <b>Construction Date:</b>                           | Construction Date : 1890                          | Construction Date :  |
| <b>Floor:</b>                                       | Floor Sq. Ft. : 976                               | Floor Sq. Ft. :  |
| <b>Building Cost New:</b>                           | Cost : 94,030                                     | Cost :   |
| <b>Single Family Style: 101</b>                     | <b>Residential Condition: 10</b>                  | <b>Commercial Occupancy Code:</b>  |
| (100) <input type="checkbox"/> Mobile Home          | (10) <input checked="" type="checkbox"/> Worn Out | Primary:                      Other1:                      Other2:                                     |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn          | <b>Commercial Construction Class:</b>  |
| (102) <input type="checkbox"/> Two Story            | (30) <input type="checkbox"/> Average             | (1) <input type="checkbox"/> Fireproof Structural Steel Frame  |
| (103) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                | (2) <input type="checkbox"/> Reinforced Concrete Frame   |
| (104) <input type="checkbox"/> 1 1/2 Story          | (50) <input type="checkbox"/> Very Good           | (3) <input type="checkbox"/> Masonry Bearing Walls   |
| (111) <input type="checkbox"/> Bi-Level             | (60) <input type="checkbox"/> Excellent           | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls   |
| (106) <input type="checkbox"/> Other                |   | (5) <input type="checkbox"/> Metal Frame and Walls   |
| <b>Townhouse or Duplex Style:</b>                   | <b>Residential Quality: 30</b>                    | (6) <input type="checkbox"/> Pole Frame  |
| (301) <input type="checkbox"/> One Story            | (10) <input type="checkbox"/> Low                 | <b>Cost Rank:</b> <b>Condition:</b>  |
| (302) <input type="checkbox"/> Two Story            | (20) <input type="checkbox"/> Fair                | (10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story          | (30) <input checked="" type="checkbox"/> Average  | (20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                | (30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story          | (50) <input type="checkbox"/> Very Good           | (40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex     | (60) <input type="checkbox"/> Excellent           | (50) <input type="checkbox"/> Very Good  |
| (305) <input type="checkbox"/> Two Story Duplex     |   | (60) <input type="checkbox"/> Excellent  |

|  |                  |
|--|------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                  |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                  |
| WD; SOLD TO CITY OF RED CLOUD                        |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
| <b>Comments from</b>                                 | <b>Comments:</b> |
| 000115800  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |

(Continue on back)



NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

|  |                 |  |   |
|--|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Don Flesner</b><br>Street or Other Mailing Address<br><b>40 N Cedar St, Apt 5</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-3939</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>City of Red Cloud, Board of Public Trust</b><br>Street or Other Mailing Address<br><b>540 N Webster St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-2215</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>2,955.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|  |  |
|--|--|
| 18 Address of Property<br><b>310 N Seward St</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b> |
|--|--|

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

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

See Attached

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

|  |                       |
|--|-----------------------|
| 22 Total purchase price, including any liabilities assumed. ....   | 22 \$ <b>6,500.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... | 23 \$ <b>0.00</b>     |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  | 24 \$ <b>6,500.00</b> |

|   |
|---|
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

9/24/2024

Date

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

## Register of Deed's Use Only

## For Dept. Use Only

|   |   |   |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>24</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <u>15.75</u> | 30 Recording Data<br><b>BR2024, Pg 1813</b> |
|---|---|---|

Nebraska Department of Revenue

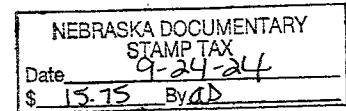
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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



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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 24 day  
of Sept A.D., 2024, at 3:53  
o'clock P.M. Recorded in Book 2024  
on Page 1013  
Abbey Hing County Clerk  
I.D. DD Deputy  
Ind. Comp. Assessor Carded**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 September 24, 2024.

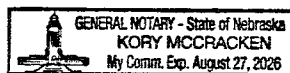


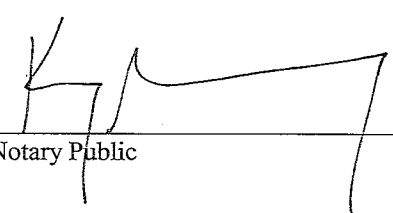
Don Flesner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires



  
Notary Public

# Residential & Commercial Sales Worksheet

|  |             |                     |                                |                             |  |                      |               |                 |                  |                    |             |            |               |
|--|-------------|---------------------|--------------------------------|-----------------------------|--|----------------------|---------------|-----------------|------------------|--------------------|-------------|------------|---------------|
| <b>Cnty No.</b>                          | <b>Book</b> | <b>Page</b>         | <b>Sale Date</b>               | <b>School District Code</b> |  |                      |               |                 |                  |                    |             |            |               |
| 91                                       | 2024        | 1814                | 9/24/2024                      | Base: 91-0002               |  | Affiliated:          |               | Unified:        |                  |                    |             |            |               |
| <b>Location ID</b>                       |             | <b>Sale Number</b>  | <b>Useability &amp; Code #</b> |                             | <b>Parcel Number</b>                             |                      |               |                 |                  |                    |             |            |               |
| 000112800                                |             | 175                 | 4                              | 06                          | <b>GeoCde</b>                                    | <b>Twn</b>           | <b>Rng</b>    | <b>Sect</b>     | <b>Qrt</b>       | <b>Subdiv</b>      | <b>Area</b> | <b>Blk</b> | <b>Parcel</b> |
| <b>Date of Sale Assessed Value</b>       |             |                     |                                | 4491                        |  |                      | 00            | 0               | 10005            |                    | 022         | 0000       |               |
| <b>Land</b>                              |             | <b>Improvements</b> | <b>Total</b>                   |                             | <b>Date of Sale Property Classification Code</b> |                      |               |                 |                  |                    |             |            |               |
| 1,095                                    |             |                     | 1,095                          |                             | <b>Status</b>                                    | <b>Property Type</b> | <b>Zoning</b> | <b>Location</b> | <b>City Size</b> | <b>Parcel Size</b> |             |            |               |
| <b>Assessor Location: RED CLOUD (RC)</b> |             |                     |                                | A) 2                        | B) 01  | C) 1                 | D) 1          | E) 6            | F) 1             |                    |             |            |               |

|   |  |  |
|---|--|--|
|   | <b>Residential</b>                       | <b>Commercial</b>  |
| <b>Multiple Improvements:</b>                   | Multiple. Improvements. :                | Multiple. Improvements. :  |
| <b>Construction Date:</b>                       | Construction Date :                      | Construction Date :  |
| <b>Floor:</b>                                   | Floor Sq. Ft. :                          | Floor Sq. Ft. :  |
| <b>Building Cost New:</b>                       | Cost :                                   | Cost :   |
| <b>Single Family Style:</b>                     | <b>Residential Condition:</b>            | <b>Commercial Occupancy Code:</b>  |
| (100) <input type="checkbox"/> Mobile Home      | (10) <input type="checkbox"/> Worn Out   | Primary:                      Other1:                      Other2:                                     |
| (101) <input type="checkbox"/> One Story        | (20) <input type="checkbox"/> Badly Worn | <b>Commercial Construction Class:</b>  |
| (102) <input type="checkbox"/> Two Story        | (30) <input type="checkbox"/> Average    | (1) <input type="checkbox"/> Fireproof Structural Steel Frame  |
| (103) <input type="checkbox"/> Split Level      | (40) <input type="checkbox"/> Good       | (2) <input type="checkbox"/> Reinforced Concrete Frame   |
| (104) <input type="checkbox"/> 1 1/2 Story      | (50) <input type="checkbox"/> Very Good  | (3) <input type="checkbox"/> Masonry Bearing Walls   |
| (111) <input type="checkbox"/> Bi-Level         | (60) <input type="checkbox"/> Excellent  | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls   |
| (106) <input type="checkbox"/> Other            |  | (5) <input type="checkbox"/> Metal Frame and Walls   |
| <b>Townhouse or Duplex Style:</b>               | <b>Residential Quality:</b>              | (6) <input type="checkbox"/> Pole Frame  |
| (301) <input type="checkbox"/> One Story        | (10) <input type="checkbox"/> Low        | <b>Cost Rank:</b> <b>Condition:</b>  |
| (302) <input type="checkbox"/> Two Story        | (20) <input type="checkbox"/> Fair       | (10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story      | (30) <input type="checkbox"/> Average    | (20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level      | (40) <input type="checkbox"/> Good       | (30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story      | (50) <input type="checkbox"/> Very Good  | (40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent  | (50) <input type="checkbox"/> Very Good  |
| (305) <input type="checkbox"/> Two Story Duplex |  | (60) <input type="checkbox"/> Excellent  |

|  |                  |
|--|------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                  |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                  |
| WD; SOLD TO CITY OF RED CLOUD                        |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
| <b>Comments from</b>                                 | <b>Comments:</b> |
| 000112800  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |

(Continue on back)

31330

Real Estate Transfer Statement

175

FORM  
521

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

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

|  |                 |   |   |
|--|-----------------|---|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>24</b> Yr. <b>2024</b>  | 4 Date of Deed<br>Mo. <b>09</b> Day <b>17</b> Yr. <b>2024</b> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Marjorie Kirkpatrick</b><br>Street or Other Mailing Address<br><b>113 N Seward St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(830) 370-4504</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>City of Red Cloud, Board of Public Trust</b><br>Street or Other Mailing Address<br><b>540 N Webster St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-2215</b><br>Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

|  |  |   |   |   |
|--|--|---|---|---|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.                          |  |   |   |   |
| (A) Status   |  | (B) Property Type   |   | (C)   |
| <input type="checkbox"/> Improved  | <input checked="" type="checkbox"/> Single Family              | <input type="checkbox"/> Industrial                       | <input type="checkbox"/> Mineral Interests-Nonproducing   | <input type="checkbox"/> State Assessed             |
| <input checked="" type="checkbox"/> Unimproved   | <input type="checkbox"/> Multi-Family                          | <input type="checkbox"/> Agricultural                     | <input type="checkbox"/> Mineral Interests-Producing  | <input type="checkbox"/> Exempt                     |
| <input type="checkbox"/> IOLL  | <input type="checkbox"/> Commercial                            | <input type="checkbox"/> Recreational                     |   | <input type="checkbox"/> Mobile Home                |
| 8 Type of Deed   |  |   |   |   |
| <input type="checkbox"/> Conservator   | <input type="checkbox"/> Distribution                          | <input type="checkbox"/> Land Contract/Memo               | <input type="checkbox"/> Partition  | <input type="checkbox"/> Sheriff                    |
| <input type="checkbox"/> Bill of Sale  | <input type="checkbox"/> Corrective                            | <input type="checkbox"/> Easement                         | <input type="checkbox"/> Lease  | <input type="checkbox"/> Personal Rep.              |
| <input type="checkbox"/> Cemetery  | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor                         | <input type="checkbox"/> Mineral  | <input type="checkbox"/> Quit Claim                 |
| <input type="checkbox"/> Warranty  |  |   |   |   |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?   |  |   |   |   |
| <input type="checkbox"/> Buyer   | <input type="checkbox"/> Seller                                | <input checked="" type="checkbox"/> No                    |   |   |
| 10 Type of Transfer  |  |   |   |   |
| <input type="checkbox"/> Distribution  | <input type="checkbox"/> Foreclosure                           | <input type="checkbox"/> Irrevocable Trust                | <input type="checkbox"/> Revocable Trust  | <input type="checkbox"/> Transfer on Death          |
| <input type="checkbox"/> Auction   | <input type="checkbox"/> Easement                              | <input type="checkbox"/> Gift                             | <input type="checkbox"/> Life Estate  | <input checked="" type="checkbox"/> Sale            |
| <input type="checkbox"/> Court Decree  | <input type="checkbox"/> Exchange                              | <input type="checkbox"/> Grantor Trust                    | <input type="checkbox"/> Partition  | <input type="checkbox"/> Satisfaction of Contract   |
| <input type="checkbox"/> Other (Explain) _____   |  |   |   |   |
| 11 Was ownership transferred in full? (If No, explain the division.)   |  |   | 12 Was real estate purchased for same use? (If No, state the intended use.)   |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) |  |   |   |   |
| <input type="checkbox"/> Yes   | <input checked="" type="checkbox"/> No                         | <input type="checkbox"/> Aunt or Uncle to Niece or Nephew | <input type="checkbox"/> Family Corp., Partnership, or LLC  | <input type="checkbox"/> Self                       |
|  |  | <input type="checkbox"/> Brothers and Sisters             | <input type="checkbox"/> Grandparents and Grandchild  | <input type="checkbox"/> Spouse                     |
|  |  | <input type="checkbox"/> Ex-spouse                        | <input type="checkbox"/> Parents and Child  | <input type="checkbox"/> Step-parent and Step-child |
| 14 What is the current market value of the real property?  |  |   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  |   |
| <b>1,095.00</b>  |  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %  |   |
| 16 Does this conveyance divide a current parcel of land?   |  |   | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) |   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |
| 18 Address of Property<br><b>105 N Seward St</b><br><b>Red Cloud, NE 68970</b>   |  |   | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b>                                  |   |
| 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land                                       |  |   |   |   |

|  |                     |
|--|---------------------|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>See Attached</b>  |                     |
| 21 If agricultural, list total number of acres transferred in this transaction _____.  |                     |
| 22 Total purchase price, including any liabilities assumed. ....   | 22 \$ <b>250,00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....           | 23 \$ <b>0,00</b>   |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  | 24 \$ <b>250,00</b> |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.   |                     |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) |                     |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                     |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No   |                     |

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

|              |  |                |
|--------------|--|----------------|
| sign<br>here | <b>Kory McCracken</b>                                      | (402) 746-3613 |
|              | Print or Type Name of Grantee or Authorized Representative | Phone Number   |
|              |  | 9/24/2024      |
|              | Signature of Grantee or Authorized Representative          | Date           |
|              | Attorney   |                |
|              | Title  |                |

|   |  |   |
|---|--|---|
| Register of Deed's Use Only                                       |  | For Dept. Use Only                          |
| 28 Date Deed Recorded<br>Mo. <b>9</b> Day <b>24</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>2.25</b> | 30 Recording Data<br><b>BK2024, Pg 1014</b> |

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

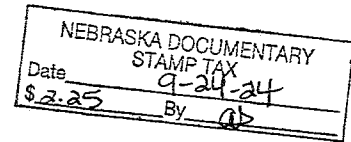
Lots Eleven (11) and Twelve (12), Block Twenty-two (22), Original Town of Red Cloud,  
Webster County, Nebraska.



State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 1814

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 24 day  
of Sept A.D., 2024, at 3:50  
o'clock P.M. Recorded in Book 2024  
on Page 1814  
Antony Harris County Clerk  
10.00 AB 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 17, 2024.

Marjorie A. Kirkpatrick  
Marjorie Kirkpatrick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires



Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

|                                   |      |              |           |                      |       |   |               |      |          |          |           |             |     |        |
|-----------------------------------|------|--------------|-----------|----------------------|-------|---|---------------|------|----------|----------|-----------|-------------|-----|--------|
| Cnty No.                          | Book | Page         | Sale Date | School District Code |       |   |               |      |          |          |           |             |     |        |
| 91                                | 2024 | 1815         | 9/24/2024 | Base: 91-0002        |       | Affiliated:                               |               |      | Unified: |          |           |             |     |        |
| Location ID                       |      | Sale Number  |           | Useability & Code #  |       | Parcel Number                             |               |      |          |          |           |             |     |        |
| 000112700                         |      | 176          |           | 4      06            |       | GeoCde                                    | Twn           | Rng  | Sect     | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value       |      |              |           | 4491                 |       |   | 00            | 0    | 10005    |          | 022       | 0000        |     |        |
| Land                              |      | Improvements |           | Total                |       | Date of Sale Property Classification Code |               |      |          |          |           |             |     |        |
| 1,640                             |      | 2,075        |           | 3,715                |       | Status                                    | Property Type |      | Zoning   | Location | City Size | Parcel Size |     |        |
| Assessor Location: RED CLOUD (RC) |      |              |           | A) 1                 | B) 01 | C) 1                                      | D) 1          | E) 6 | F) 2     |          |           |             |     |        |

|   |   |  |
|---|---|--|
|   | <b>Residential</b>                                | <b>Commercial</b>  |
| <b>Multiple Improvements:</b>                       | Multiple Improvements. :                          | Multiple Improvements. :   |
| <b>Construction Date:</b>                           | Construction Date : 1880                          | Construction Date :  |
| <b>Floor:</b>                                       | Floor Sq. Ft. : 1,172                             | Floor Sq. Ft. :  |
| <b>Building Cost New:</b>                           | Cost : 109,210                                    | Cost :   |
| <b>Single Family Style: 101</b>                     | <b>Residential Condition: 10</b>                  | <b>Commercial Occupancy Code:</b>  |
| (100) <input type="checkbox"/> Mobile Home          | (10) <input checked="" type="checkbox"/> Worn Out | Primary:      Other1:      Other2:   |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn          | <b>Commercial Construction Class:</b>  |
| (102) <input type="checkbox"/> Two Story            | (30) <input type="checkbox"/> Average             | (1) <input type="checkbox"/> Fireproof Structural Steel Frame                          |
| (103) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                | (2) <input type="checkbox"/> Reinforced Concrete Frame                                 |
| (104) <input type="checkbox"/> 1 1/2 Story          | (50) <input type="checkbox"/> Very Good           | (3) <input type="checkbox"/> Masonry Bearing Walls                                     |
| (111) <input type="checkbox"/> Bi-Level             | (60) <input type="checkbox"/> Excellent           | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls                           |
| (106) <input type="checkbox"/> Other                |   | (5) <input type="checkbox"/> Metal Frame and Walls                                     |
| <b>Townhouse or Duplex Style:</b>                   | <b>Residential Quality: 30</b>                    | (6) <input type="checkbox"/> Pole Frame  |
| (301) <input type="checkbox"/> One Story            | (10) <input type="checkbox"/> Low                 | <b>Cost Rank:</b> <b>Condition:</b>  |
| (302) <input type="checkbox"/> Two Story            | (20) <input type="checkbox"/> Fair                | (10) <input type="checkbox"/> Low      (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story          | (30) <input checked="" type="checkbox"/> Average  | (20) <input type="checkbox"/> Average      (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                | (30) <input type="checkbox"/> Above Average      (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story          | (50) <input type="checkbox"/> Very Good           | (40) <input type="checkbox"/> High      (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex     | (60) <input type="checkbox"/> Excellent           | (50) <input type="checkbox"/> Very Good  |
| (305) <input type="checkbox"/> Two Story Duplex     |   | (60) <input type="checkbox"/> Excellent  |

|  |                  |
|--|------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                  |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                  |
| WD; SOLD TO CITY OF RED CLOUD                        |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |
| <b>Comments from</b>                                 | <b>Comments:</b> |
| 000112700  |                  |
|  |                  |
|  |                  |
|  |                  |
|  |                  |

(Continue on back)

## Real Estate Transfer Statement

FORM  
521

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

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

|  |                 |  |   |
|--|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>09</u> Day <u>24</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Suzanne Youman</b><br>Street or Other Mailing Address<br><b>113 N Seward St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(830) 370-4504</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>City of Red Cloud, Board of Public Trust</b><br>Street or Other Mailing Address<br><b>540 N Webster St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-2215</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>3,585.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|  |  |
|--|--|
| 18 Address of Property<br><b>113 N Seward St</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b> |
|--|--|

18a ☐ No address assigned 18b ☐ Vacant land

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

See Attached

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

|  |                       |
|--|-----------------------|
| 22 Total purchase price, including any liabilities assumed. ....   | 22 \$ <b>4,750.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ..... | 23 \$ <b>0.00</b>     |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....  | 24 \$ <b>4,750.00</b> |

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 ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

9/24/2024

Date

## Register of Deed's Use Only

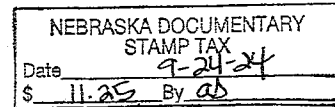
## For Dept. Use Only

|   |   |   |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <u>9</u> Day <u>24</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <u>11.25</u> | 30 Recording Data<br><b>BK2024, Pg 1815</b> |
|---|---|---|

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 Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 24 day  
of Sept, 2024, at 4:01  
o'clock pm Recorded in Book 2024  
or Page 1815  
Abhey Singh County Clerk  
10.00 AD Deputy  
Ind      Comp      Assessor      Carded     



### 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.

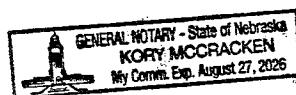
Executed September 24, 2024.

Suzanne Youman  
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 \_\_\_\_\_



Kory McCracken  
Notary Public



# Residential & Commercial Sales Worksheet

[illegible]

6132

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

|  |                 |  |   |
|--|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>23</b> Yr. <b>24</b>   | 4 Date of Deed<br>Mo. <b>09</b> Day <b>23</b> Yr. <b>24</b> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Timothy J. Gilbert and Julie A. Gilbert</b><br>Street or Other Mailing Address<br><b>PO Box 372</b><br>City<br><b>Blue Hill</b> State<br><b>NE</b> Zip Code<br><b>68930</b><br>Phone Number<br><b>(402) 469-1959</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>JL's Premier Custom Building, L.L.C.</b><br>Street or Other Mailing Address<br><b>404 S Hickory St</b><br>City<br><b>Blue Hill</b> State<br><b>NE</b> Zip Code<br><b>68930</b><br>Phone Number<br><b>(308) 390-9113</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

|   |   |  |   |                                      |
|---|---|--|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.   |   |  |   |                                      |
| (A) Status  |   | (B) Property Type  |   | (C)                                  |
| <input type="checkbox"/> Improved   | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Industrial  | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Unimproved  | <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Agricultural  | <input type="checkbox"/> Mineral Interests-Producing    |                                      |
| <input type="checkbox"/> IOLL   | <input type="checkbox"/> Commercial               | <input type="checkbox"/> Recreational  | <input type="checkbox"/> State Assessed                 |                                      |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____              |   |  |   |                                      |
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee                                    |   |  |   |                                      |
| <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty        |   |  |   |                                      |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No   |   | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death                      |   |                                      |
|   |   | <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary                     |   |                                      |
|   |   | <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |                                      |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   |                                      |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  |   |  |   |                                      |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ |   |  |   |                                      |
| <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse  |   |  |   |                                      |
| <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child   |   |  |   |                                      |
| 14 What is the current market value of the real property?<br><b>4,990.00</b>  |   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %   |   |                                      |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |                                      |
| 18 Address of Property<br>No street address<br>Blue Hill, NE 68930  |   | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b>   |   |                                      |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land   |   |  |   |                                      |

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

See attached

|   |  |                        |
|---|--|------------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____  | 22 Total purchase price, including any liabilities assumed. .... | 22 \$ <b>12,500'00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  |  | 23 \$ <b>0'00</b>      |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   |  | 24 \$ <b>12,500'00</b> |
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |                        |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |                        |

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

10/1/2024

Date

## Register of Deed's Use Only

## For Dept. Use Only

|   |   |   |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>1</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>29.25</b> | 30 Recording Data<br><b>BK2024, Pg 1838</b> |
|---|---|---|

Nebraska Department of Revenue

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

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

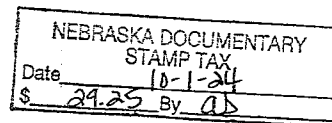
Grantee—Retain a copy of this document for your records.

The 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.

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 1838

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 1 day  
of Oct A.D., 20 24, at 10:47  
o'clock AM. Recorded in Book 2024  
on Page 1838  
Abbey Havig County Clerk  
10.00 AD Deputy  
Ind Comp Assessor 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  
Timothy J. Gilbert

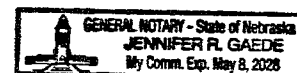
Julie A. Gilbert  
Julie A. Gilbert

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on Sept 23, 2024 2024, by Timothy J. Gilbert and Julie A. Gilbert, husband and wife.

Comm. expires May 8, 2028

Jennifer R. Gaede  
Notary Public



# Residential & Commercial Sales Worksheet

|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|---|--|--------------|---------------------|--|---|---------------|-------------|--|----------|--|-------------|------|--------|
| Cnty No.  |  | Book         | Page                | Sale Date                                | School District Code                      |               |             |  |          |  |             |      |        |
| 91  |  | 2024         | 1839                | 10/1/2024                                | Base: 91-0002                             |               | Affiliated: |  | Unified: |  |             |      |        |
| Location ID                                     |  | Sale Number  | Useability & Code # |  | Parcel Number                             |               |             |  |          |  |             |      |        |
| 000127400                                       |  | 178          | 1                   |  | GeoCde                                    | Tw            | Rng         | Sect   | Qrt      | Subdiv                                   | Area        | Blk  | Parcel |
| Date of Sale Assessed Value                     |  |              |                     | 4371                                     |   |               | 00          | 0  | 10020    |  | 011         | 0000 |        |
| Land  |  | Improvements | Total               |  | Date of Sale Property Classification Code |               |             |  |          |  |             |      |        |
| 1,640   |  |              | 1,640               |  | Status                                    | Property Type |             | Zoning   | Location | City Size                                | Parcel Size |      |        |
| Assessor Location: RED CLOUD (RC)               |  |              |                     | A) 2                                     | B) 01                                     |               | C) 1        | D) 1   | E) 6     | F) 2                                     |             |      |        |
|   |  |              |                     | Residential                              |   |               |             | Commercial   |          |  |             |      |        |
| Multiple Improvements:                          |  |              |                     | Multiple Improvements :                  |   |               |             | Multiple Improvements :  |          |  |             |      |        |
| Construction Date:                              |  |              |                     | Construction Date :                      |   |               |             | Construction Date :  |          |  |             |      |        |
| Floor:  |  |              |                     | Floor Sq. Ft. :                          |   |               |             | Floor Sq. Ft. :  |          |  |             |      |        |
| Building Cost New:                              |  |              |                     | Cost :                                   |   |               |             | Cost :   |          |  |             |      |        |
| Single Family Style:                            |  |              |                     | Residential Condition:                   |   |               |             | Commercial Occupancy Code:   |          |  |             |      |        |
| (100) <input type="checkbox"/> Mobile Home      |  |              |                     | (10) <input type="checkbox"/> Worn Out   |   |               |             | Primary:                      Other1:                      Other2: |          |  |             |      |        |
| (101) <input type="checkbox"/> One Story        |  |              |                     | (20) <input type="checkbox"/> Badly Worn |   |               |             | Commercial Construction Class:                                     |          |  |             |      |        |
| (102) <input type="checkbox"/> Two Story        |  |              |                     | (30) <input type="checkbox"/> Average    |   |               |             | (1) <input type="checkbox"/> Fireproof Structural Steel Frame      |          |  |             |      |        |
| (103) <input type="checkbox"/> Split Level      |  |              |                     | (40) <input type="checkbox"/> Good       |   |               |             | (2) <input type="checkbox"/> Reinforced Concrete Frame             |          |  |             |      |        |
| (104) <input type="checkbox"/> 1 1/2 Story      |  |              |                     | (50) <input type="checkbox"/> Very Good  |   |               |             | (3) <input type="checkbox"/> Masonry Bearing Walls                 |          |  |             |      |        |
| (111) <input type="checkbox"/> Bi-Level         |  |              |                     | (60) <input type="checkbox"/> Excellent  |   |               |             | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls       |          |  |             |      |        |
| (106) <input type="checkbox"/> Other            |  |              |                     |  |   |               |             | (5) <input type="checkbox"/> Metal Frame and Walls                 |          |  |             |      |        |
| Townhouse or Duplex Style:                      |  |              |                     | Residential Quality:                     |   |               |             | (6) <input type="checkbox"/> Pole Frame                            |          |  |             |      |        |
| (301) <input type="checkbox"/> One Story        |  |              |                     | (10) <input type="checkbox"/> Low        |   |               |             | Cost Rank:   |          | Condition:                               |             |      |        |
| (302) <input type="checkbox"/> Two Story        |  |              |                     | (20) <input type="checkbox"/> Fair       |   |               |             | (10) <input type="checkbox"/> Low                                  |          | (10) <input type="checkbox"/> Worn Out   |             |      |        |
| (307) <input type="checkbox"/> 1 1/2 Story      |  |              |                     | (30) <input type="checkbox"/> Average    |   |               |             | (20) <input type="checkbox"/> Average                              |          | (20) <input type="checkbox"/> Badly Worn |             |      |        |
| (308) <input type="checkbox"/> Split Level      |  |              |                     | (40) <input type="checkbox"/> Good       |   |               |             | (30) <input type="checkbox"/> Above Average                        |          | (30) <input type="checkbox"/> Average    |             |      |        |
| (309) <input type="checkbox"/> 2 1/2 Story      |  |              |                     | (50) <input type="checkbox"/> Very Good  |   |               |             | (40) <input type="checkbox"/> High                                 |          | (40) <input type="checkbox"/> Good       |             |      |        |
| (304) <input type="checkbox"/> One Story Duplex |  |              |                     | (60) <input type="checkbox"/> Excellent  |   |               |             |  |          | (50) <input type="checkbox"/> Very Good  |             |      |        |
| (305) <input type="checkbox"/> Two Story Duplex |  |              |                     |  |   |               |             |  |          | (60) <input type="checkbox"/> Excellent  |             |      |        |
| Assessor's Adjustment to Sale Price (+ or -):   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
| Assessor Comments and Reason for Adjustment:    |  |              |                     |  |   |               |             |  |          |  |             |      |        |
| QCD   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
| Comments from                                   |  |              |                     |  | Comments:                                 |               |             |  |          |  |             |      |        |
| 000127400                                       |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |
|   |  |              |                     |  |   |               |             |  |          |  |             |      |        |

(Continue on back)



35060

# Real Estate Transfer Statement

178

FORM  
521

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

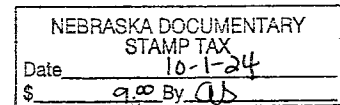
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

|   |  |                 |  |  |  |   |  |
|---|--|-----------------|--|--|--|---|--|
| 1 County Name<br><b>Webster - 91</b>  |  | 2 County Number |  | 3 Date of Sale/Transfer<br>Mo. <u>09</u> Day <u>10</u> Yr. <u>2024</u>   |  | 4 Date of Deed<br>Mo. <u>09</u> Day <u>27</u> Yr. <u>2024</u> |  |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Charles E. Lewis and Barbra Lewis</b><br>Street or Other Mailing Address<br><b>327 W 3rd Ave</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 768-8291</b><br>Email Address<br><b>n/a</b> |  |                 |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Eugene I. Mast</b><br>Street or Other Mailing Address<br><b>605 N Elm St</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(917) 392-5781</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |   |  |

|  |  |   |   |  |                                      |
|--|--|---|---|--|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |  |   |   |  |                                      |
| (A) Status   |  | (B) Property Type   |   |  | (C)                                  |
| <input type="checkbox"/> Improved<br><input checked="" type="checkbox"/> Unimproved<br><input type="checkbox"/> IOLL   |  | <input checked="" type="checkbox"/> Single Family<br><input type="checkbox"/> Multi-Family<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Agricultural<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Mineral Interests-Nonproducing<br><input type="checkbox"/> Mineral Interests-Producing<br><input type="checkbox"/> State Assessed<br><input type="checkbox"/> Exempt   |   |  | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____<br><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty |  |   |   |  |                                      |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |  | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |  |                                      |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |   | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |                                      |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____<br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse<br><input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child   |  |   |   |  |                                      |
| 14 What is the current market value of the real property?<br><b>1,640.00</b>   |  |   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %  |  |                                      |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |   | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |                                      |
| 18 Address of Property<br><b>814 N Elm St</b><br><b>Red Cloud, NE 68970</b>  |  |   | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b>  |  |                                      |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land  |  |   |   |  |                                      |

|   |  |
|---|--|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>Lots 20, 21 + 22, Block 11, Smith+More's Addition to Red Cloud, Webster County, Nebraska</b>   |  |
| 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?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  |  |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   |  |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____   |  |
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |

|  |  |
|--|--|
| Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. |  |
| sign here <b>Kory McCracken</b> (402) 746-3613<br>Print or Type Name of Grantee or Authorized Representative Phone Number  |  |
| <b>[Signature]</b> Attorney<br>Signature of Grantee or Authorized Representative Title 9/27/2024<br>Date   |  |
| Register of Deed's Use Only  |  |
| 28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> 29 Value of Stamp or Exempt Number \$ <u>9.00</u> 30 Recording Data <b>BK2024, Pg 1839</b>  |  |
| For Dept. Use Only   |  |

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 1 day  
of Oct A.D., 2024, at 10:50  
o'clock A.M. Recorded in Book 2024  
on Page 1839Abbey Haring County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

## 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 27, 2024.

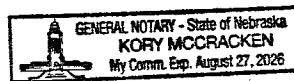
Charles E. Lewis  
Charles E. Lewis

Barbra Lewis  
Barbra Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 27, 2024, by  
Charles E. Lewis and Barbra Lewis, husband and wife.

Comm. expires \_\_\_\_\_



[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

| Cnty No.                    | Book         | Page                | Sale Date | School District Code                      |               |               |          |           |             |      |     |        |
|-----------------------------|--------------|---------------------|-----------|---|---------------|---------------|----------|-----------|-------------|------|-----|--------|
| 91                          | 2024         | 1840                | 10/1/2024 | Base: 01-0123                             |               | Affiliated:   |          | Unified:  |             |      |     |        |
| Location ID                 | Sale Number  | Useability & Code # |           | Parcel Number                             |               |               |          |           |             |      |     |        |
| 002110505                   | 179          | 4                   | 05        | GeoCde                                    | Twn           | Rng           | Sect     | Qrt       | Subdiv      | Area | Blk | Parcel |
| Date of Sale Assessed Value |              |                     |           | 4131                                      | 4             | 11            | 16       | 0         | 00000       | 1    | 000 | 0370   |
| Land                        | Improvements | Total               |           | Date of Sale Property Classification Code |               |               |          |           |             |      |     |        |
| 41,860                      | 263,890      | 305,750             |           | Status                                    | Property Type | Zoning        | Location | City Size | Parcel Size |      |     |        |
| Irrigation Type:            |              |                     |           | A) 1                                      | B) 05         | C) 5          | D) 3     | E) 0      | F) 5        |      |     |        |
| LCG                         | ACRES:       | VALUE:              |           | LCG                                       | ACRES:        | VALUE:        |          |           |             |      |     |        |
| IRRIGATED 1A1               |              |                     |           | GRASSLAND 1G1                             | 0.210         | 325           |          |           |             |      |     |        |
| 1A                          |              |                     |           | 1G  | 1.740         | 2,695         |          |           |             |      |     |        |
| 2A1                         |              |                     |           | 2G1                                       |               |               |          |           |             |      |     |        |
| 2A                          |              |                     |           | 2G  |               |               |          |           |             |      |     |        |
| 3A1                         |              |                     |           | 3G1                                       |               |               |          |           |             |      |     |        |
| 3A                          |              |                     |           | 3G  |               |               |          |           |             |      |     |        |
| 4A1                         |              |                     |           | 4G1                                       |               |               |          |           |             |      |     |        |
| 4A                          |              |                     |           | 4G  |               |               |          |           |             |      |     |        |
| DRYLAND 1D1                 |              |                     |           | Shelterbelt/Timber                        |               |               |          |           |             |      |     |        |
| 1D                          |              |                     |           | Accretion                                 |               |               |          |           |             |      |     |        |
| 2D1                         |              |                     |           | Waste                                     |               |               |          |           |             |      |     |        |
| 2D                          |              |                     |           | Other                                     |               |               |          |           |             |      |     |        |
| 3D1                         |              |                     |           | <b>AG LAND TOTAL</b>                      | <b>1.950</b>  | <b>3,020</b>  |          |           |             |      |     |        |
| 3D                          |              |                     |           | Roads                                     | 0.340         |               |          |           |             |      |     |        |
| 4D1                         |              |                     |           | Farm Sites                                | 1.000         | 13,840        |          |           |             |      |     |        |
| 4D                          |              |                     |           | Home Sites                                | 1.000         | 25,000        |          |           |             |      |     |        |
|                             |              |                     |           | Recreation                                |               |               |          |           |             |      |     |        |
| Dwellings                   |              | 226,010             |           | Other                                     |               |               |          |           |             |      |     |        |
| Outbuildings                |              | 37,880              |           | <b>Non-AG TOTAL</b>                       | <b>2.340</b>  | <b>38,840</b> |          |           |             |      |     |        |

|  |                               |
|--|-------------------------------|
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> | <b>Total Recapture Value:</b> |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                               |
| WD; TRANSFER TO REVOCABLE TRUST                      |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
| <b>Comments from</b>                                 | <b>Comments:</b>              |
| 002110505  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |
|  |                               |

(Continue on back)

10370

# Real Estate Transfer Statement

179

FORM  
521

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

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

|  |  |  |  |
|--|--|--|--|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u>  | 4 Date of Deed<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Berns Family Farms, LLC</b><br>Street or Other Mailing Address<br><b>912 Road X</b><br>City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b><br>Phone Number<br><b>(402) 705-9174</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>David K. Berns, Trustee &amp; Sharon G. Berns, Trustee</b><br>Street or Other Mailing Address<br><b>912 Road X</b><br>City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b><br>Phone Number<br><b>(402) 705-9174</b><br>Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |

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

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

8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ 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?  
☐ Buyer ☐ Seller ☒ No

10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death  
☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary  
☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) \_\_\_\_\_

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
☒ 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?  
**305,750.00**

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

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

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

18 Address of Property  
**912 Road X**  
**Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**David K. Berns, Trustee & Sharon G. Berns, Trustee**  
**912 Road X**  
**Bladen, NE 68928**

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Please see attached legal description.**

21 If agricultural, list total number of acres transferred in this transaction **4.29±**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5B**

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
☐ Yes ☒ No

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

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

**David K. Berns, Trustee OR Sharon G. Berns, Trustee** (402) 705-9174  
Print or Type Name of Grantee or Authorized Representative Phone Number

**David K. Berns** Grantee  
Signature of Grantee or Authorized Representative Title

**10-1-24**  
Date

|   |   |  |
|---|---|--|
| Register of Deed's Use Only                                       |   | For Dept. Use Only                         |
| 28 Date Deed Recorded<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br><b>\$ Exempt # 5b</b> | 30 Recording Data<br><b>BK2024 Pg 1840</b> |

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 6<sup>th</sup> 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 (SW¼) 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 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 corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family ~~family~~, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? .....

☒ Yes ☐ No

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

☐ Yes ☐ No

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

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

Berns Family Farms, LLC

| Members of Entity or Individuals                          | Relationship to First Listed Member or Grantor<br>(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<br>(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   |
|   |  |
|   |  |
|   |  |

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

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

**sign  
here**

David K. Berns  
Grantor or Grantor Representative  
Sharon G. Berns  
Grantee or Grantee Representative

Grantor  
Title  
Grantee  
Title

10-1-24  
Date  
10-1-24  
Date

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

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

*Abbey Laing* 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 (SW $\frac{1}{4}$ ) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 (SW $\frac{1}{4}$ ) 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 Quarter; 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:

- (1) 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.

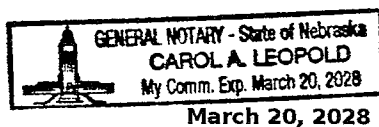
**Berns Family Farms, L.L.C.**, a Nebraska Limited Liability Company

By: David K. Berns  
David K. Berns, Manager

By: Sharon G. Berns  
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.



Carol A. Leopold  
Notary Public

# Agricultural Land Sales Worksheet

| Cnty No.                    | Book         | Page        | Sale Date           | School District Code                      |               |             |        |          |          |        |           |     |             |
|-----------------------------|--------------|-------------|---------------------|---|---------------|-------------|--------|----------|----------|--------|-----------|-----|-------------|
| 91                          | 2024         | 1842        | 10/1/2024           | Base: 65-0005                             |               | Affiliated: |        | Unified: |          |        |           |     |             |
| Location ID                 |              | Sale Number | Useability & Code # |   | Parcel Number |             |        |          |          |        |           |     |             |
| 001316700                   |              | 180         | 4                   | 05  | GeoCde        | Twn         | Rng    | Sect     | Qrt      | Subdly | Area      | Blk | Parcel      |
| Date of Sale Assessed Value |              |             |                     |   | 4135          | 4           | 9      | 36       | 1        | 00000  | 1         | 000 | 0000        |
| Land                        | Improvements | Total       |                     | Date of Sale Property Classification Code |               |             |        |          |          |        |           |     |             |
| 386,945                     | 20,610       | 407,555     |                     | Status                                    | Property Type |             | Zoning |          | Location |        | City Size |     | Parcel Size |
| Irrigation Type:            |              |             |                     | A) 1                                      | B) 05         |             | C) 5   |          | D) 3     |        | E) 0      |     | F) 9        |
| LCG                         |              | ACRES:      | VALUE:              | LCG                                       |               | ACRES:      | VALUE: |          |          |        |           |     |             |
| IRRIGATED 1A1               |              |             |                     | GRASSLAND 1G1                             | 4.070         | 6,310       |        |          |          |        |           |     |             |
| 1A                          |              |             |                     | 1G  | 42.260        | 65,505      |        |          |          |        |           |     |             |
| 2A1                         |              |             |                     | 2G1                                       | 5.250         | 7,615       |        |          |          |        |           |     |             |
| 2A                          |              |             |                     | 2G  |               |             |        |          |          |        |           |     |             |
| 3A1                         |              |             |                     | 3G1                                       |               |             |        |          |          |        |           |     |             |
| 3A                          |              |             |                     | 3G  |               |             |        |          |          |        |           |     |             |
| 4A1                         |              |             |                     | 4G1                                       |               |             |        |          |          |        |           |     |             |
| 4A                          |              |             |                     | 4G  |               |             |        |          |          |        |           |     |             |
| DRYLAND 1D1                 | 9.380        | 25,795      |                     | Shelterbelt/Timber                        |               |             |        |          |          |        |           |     |             |
| 1D                          |              |             |                     | Accretion                                 |               |             |        |          |          |        |           |     |             |
| 2D1                         | 80.910       | 222,505     |                     | Waste                                     | 5.600         | 2,800       |        |          |          |        |           |     |             |
| 2D                          | 2.530        | 6,960       |                     | Other                                     |               |             |        |          |          |        |           |     |             |
| 3D1                         |              |             |                     | AG LAND TOTAL                             | 153.860       | 348,105     |        |          |          |        |           |     |             |
| 3D                          |              |             |                     | Roads                                     | 3.970         |             |        |          |          |        |           |     |             |
| 4D1                         |              |             |                     | Farm Sites                                | 1.000         | 13,840      |        |          |          |        |           |     |             |
| 4D                          | 3.860        | 10,615      |                     | Home Sites                                | 1.000         | 25,000      |        |          |          |        |           |     |             |
|                             |              |             |                     | Recreation                                |               |             |        |          |          |        |           |     |             |
| Dwellings                   |              | 16,675      |                     | Other                                     |               |             |        |          |          |        |           |     |             |
| Outbuildings                |              | 3,935       |                     | Non-AG TOTAL                              | 5.970         | 38,840      |        |          |          |        |           |     |             |

|   |                        |
|---|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment:  |                        |
| WD; TRANSFER PORTION INTEREST TO LIFE ESTATE  |                        |
|   |                        |
|   |                        |
|   |                        |
|   |                        |
| Comments from                                 | Comments:              |
| 001316700                                     |                        |
|   |                        |
|   |                        |
|   |                        |
| (Continue on back)                            |                        |

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.

|   |                 |  |   |
|---|-----------------|--|---|
| 1 County Name<br><b>Adams - 01</b>  | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <b>10</b> Day <b>01</b> Yr. <b>2024</b>   | 4 Date of Deed<br>Mo. <b>10</b> Day <b>01</b> Yr. <b>2024</b> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Jocelyne L. Heil</b><br>Street or Other Mailing Address<br><b>614 S. Cedar</b><br>City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b><br>Phone Number <b>(402) 705-0630</b><br>Email Address <b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>see attached addendum</b><br>Street or Other Mailing Address<br>City State Zip Code<br>Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Email Address |   |

|  |  |   |  |   |                                      |
|--|--|---|--|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |  |   |  |   |                                      |
| (A) Status   |  | (B) Property Type   |  |   | (C)                                  |
| <input checked="" type="checkbox"/> Improved   | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Mineral Interests-Nonproducing  | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Unimproved   | <input type="checkbox"/> Multi-Family  | <input checked="" type="checkbox"/> Agricultural  | <input type="checkbox"/> Mineral Interests-Producing   | <input type="checkbox"/> Exempt         |                                      |
| <input type="checkbox"/> IOLL  | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Recreational   |  |   |                                      |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____<br><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty |  |   |  |   |                                      |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |  | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |  |   |                                      |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____  |  |   | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ |   |                                      |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____<br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____<br><input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child                                    |  |   |  |   |                                      |

|  |   |
|--|---|
| 14 What is the current market value of the real property?<br><b>378,860.00</b>   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %  |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 18 Address of Property<br><b>Rural Webster County</b><br>18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Jocelyne Heil</b><br><b>614 S. Cedar</b><br><b>Hastings, NE 68901</b>  |

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

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 ☒ 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.

**Michelle J. Oldham**  
Print or Type Name of Grantee or Authorized Representative

**(402) 462-0300**  
Phone Number

sign  
here

Signature of Grantee or Authorized Representative

**Attorney**  
Title

Date

**10-1-24**

|   |   |  |                    |
|---|---|--|--------------------|
| Register of Deed's Use Only                                       |   |  | For Dept. Use Only |
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>1</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>Exempt # 5a</b> | 30 Recording Data<br><b>BK 2024, Pg 1842</b> |                    |



## **Addendum to Real Estate Transfer Statement**

6. Grantees:

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

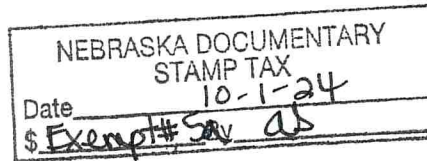
and

Christopher Heil, subject to life estate of Grantor  
1016 S. Wabash Ave.  
Hastings, NE 68901  
Phone: n/a  
Email: n/a

State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 1842

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 1 day  
of Oct A.D., 2024, at 1:55  
o'clock PM. Recorded in Book 2024  
on Page 1842  
Abbey Hanig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



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:

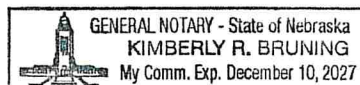
- 1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any;
- 2) has legal power and lawful authority to convey the same;
- 3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: Sept 27, 2024

Jocelyne Heil  
Jocelyne Heil

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 27<sup>th</sup> day of Sept., 2024, by Jocelyne Heil, a single person.



Kimberly R. Bruning  
Notary Public

# Agricultural Land Sales Worksheet

| Cnty No.                    | Book | Page         | Sale Date | School District Code |    |   |               |          |        |          |           |             |     |        |
|-----------------------------|------|--------------|-----------|----------------------|----|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91                          | 2024 | 1843         | 10/1/2024 | Base: 91-0074        |    | Affiliated:                               |               | Unified: |        |          |           |             |     |        |
| Location ID                 |      | Sale Number  |           | Useability & Code #  |    | Parcel Number                             |               |          |        |          |           |             |     |        |
| 001718100                   |      | 181          |           | 4                    | 05 | GeoCde                                    | Twn           | Rng      | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |      |              |           |                      |    | 4133                                      | 4             | 10       | 34     | 3        | 00000     | 1           | 000 | 0000   |
| Land                        |      | Improvements |           | Total                |    | Date of Sale Property Classification Code |               |          |        |          |           |             |     |        |
| 358,035                     |      | 14,600       |           | 372,635              |    | Status                                    | Property Type |          | Zoning | Location | City Size | Parcel Size |     |        |
| Irrigation Type:            |      |              |           |                      |    | A) 1                                      | B) 05         |          | C) 5   | D) 3     | E) 0      | F) 9        |     |        |
| LCG                         |      | ACRES:       |           | VALUE:               |    | LCG                                       |               | ACRES:   |        | VALUE:   |           |             |     |        |
| IRRIGATED 1A1               |      |              |           |                      |    | GRASSLAND 1G1                             |               | 13.420   |        | 20,805   |           |             |     |        |
| 1A                          |      |              |           |                      |    | 1G  |               | 35.510   |        | 55,040   |           |             |     |        |
| 2A1                         |      |              |           |                      |    | 2G1                                       |               | 17.650   |        | 25,595   |           |             |     |        |
| 2A                          |      |              |           |                      |    | 2G  |               |          |        |          |           |             |     |        |
| 3A1                         |      |              |           |                      |    | 3G1                                       |               |          |        |          |           |             |     |        |
| 3A                          |      |              |           |                      |    | 3G  |               |          |        |          |           |             |     |        |
| 4A1                         |      |              |           |                      |    | 4G1                                       |               |          |        |          |           |             |     |        |
| 4A                          |      |              |           |                      |    | 4G  |               |          |        |          |           |             |     |        |
| DRYLAND 1D1                 |      | 0.180        |           | 495                  |    | Shelterbelt/Timber                        |               |          |        |          |           |             |     |        |
| 1D                          |      | 48.520       |           | 133,430              |    | Accretion                                 |               |          |        |          |           |             |     |        |
| 2D1                         |      |              |           |                      |    | Waste                                     |               |          |        |          |           |             |     |        |
| 2D                          |      | 27.110       |           | 74,555               |    | Other                                     |               |          |        |          |           |             |     |        |
| 3D1                         |      |              |           |                      |    | AG LAND TOTAL                             |               | 153.150  |        | 339,515  |           |             |     |        |
| 3D                          |      |              |           |                      |    | Roads                                     |               | 2.770    |        |          |           |             |     |        |
| 4D1                         |      |              |           |                      |    | Farm Sites                                |               | 2.000    |        | 18,520   |           |             |     |        |
| 4D                          |      | 10.760       |           | 29,595               |    | Home Sites                                |               |          |        |          |           |             |     |        |
|                             |      |              |           |                      |    | Recreation                                |               |          |        |          |           |             |     |        |
| Dwellings                   |      |              |           |                      |    | Other                                     |               |          |        |          |           |             |     |        |
| Outbuildings                |      |              |           | 14,600               |    | Non-AG TOTAL                              |               | 4.770    |        | 18,520   |           |             |     |        |

|   |  |                        |  |
|---|--|------------------------|--|
| Assessor's Adjustment to Sale Price (+ or -): |  | Total Recapture Value: |  |
| Assessor Comments and Reason for Adjustment:  |  |                        |  |
| JTWD; ADD SPOUSE AS JOINT TENANTS             |  |                        |  |
|   |  |                        |  |
|   |  |                        |  |
|   |  |                        |  |
| Comments from                                 |  | Comments:              |  |
| 001718100                                     |  |                        |  |
|   |  |                        |  |
|   |  |                        |  |
|   |  |                        |  |
|   |  |                        |  |

(Continue on back)

6795

## Real Estate Transfer Statement

FORM  
521

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

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

|   |  |   |  |
|---|--|---|--|
| 1 County Name<br><b>Webster - 91</b>  | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Dennis L &amp; Zola R Johnson</b><br>Street or Other Mailing Address<br><b>206 N Juniper Ave</b><br>City<br><b>Davenport</b> State<br><b>NE</b> Zip Code<br><b>68335</b><br>Phone Number<br><b>(402) 768-4262</b><br>Email Address |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Dennis L &amp; zola R Johnson</b><br>Street or Other Mailing Address<br><b>206 N Juniper Ave</b><br>City<br><b>Davenport</b> State<br><b>NE</b> Zip Code<br><b>68335</b><br>Phone Number<br><b>(402) 768-4262</b><br>Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address |  |

|   |  |  |   |   |
|---|--|--|---|---|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.   |  |  |   |   |
| (A) Status  |  | (B) Property Type  |   | (C)                                     |
| <input checked="" type="checkbox"/> Improved  | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial  | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved   | <input type="checkbox"/> Multi-Family  | <input checked="" type="checkbox"/> Agricultural   | <input type="checkbox"/> Mineral Interests-Producing    | <input type="checkbox"/> Exempt         |
| <input type="checkbox"/> IOLL   | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Recreational  |   | <input type="checkbox"/> Mobile Home    |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____              |  |  |   |   |
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee                                    |  |  |   |   |
| <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty        |  |  |   |   |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No   |  | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death                      |   |   |
|   |  | <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary                     |   |   |
|   |  | <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |   |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Undivided 1/3 interest</b>   |  | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   |   |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  |  |  |   |   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ |  |  |   |   |
| <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse   |  |  |   |   |
| <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child   |  |  |   |   |
| 14 What is the current market value of the real property?<br><b>152,778.00</b>  |  | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %   |   |   |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   |
| 18 Address of Property  |  | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Neil Johnson</b><br><b>502 SW Railway Street</b><br><b>Blue Hill, Nebraska 68930</b>  |   |   |
| 18a <input checked="" type="checkbox"/> No address assigned   |  | 18b <input type="checkbox"/> Vacant land   |   |   |

20 Legal Description (Attach additional pages, if needed.)  
**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.  | 22 | \$ | <b>0.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)   | 23 | \$ | <b>0.00</b> |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)  | 24 | \$ | <b>0.00</b> |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>76-902(5)(a)</b>  |    |    |             |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |    |    |             |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No   |    |    |             |

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

Daniel L. Werner

(402) 768-6109

sign  
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney at Law

Title

Phone Number

10/1/2024

Date

## Register of Deed's Use Only

## For Dept. Use Only

|   |  |   |
|---|--|---|
| 28 Date Deed Recorded<br>Mo. <u>10</u> Day <u>1</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br>\$ <b>Exempt# 5a</b> | 30 Recording Data<br><b>BK 2024 Pg 1843</b> |
|---|--|---|

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

2024 Oct 01 02:18 PM Ex05a Book 2024 Page 1843

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 10/01/24  
\$ Ex05a By 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

*Anthony King* 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 joint 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 6<sup>th</sup> 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.

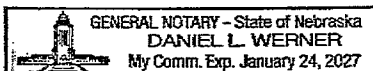
Executed this the 1<sup>st</sup> day of October, 2024.

*Dennis L. Johnson*  
Dennis L. Johnson

*Zola R. Johnson*  
Zola R. Johnson

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF THAYER     )

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



(SEAL)

*Daniel L. Werner*  
Notary Public

# Residential & Commercial Sales Worksheet

|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|---|--|--------------|--|---|--|---|---------------|---|--------|----------|-------------|--|-------------|----------|--|
| Cnty No.  |  | Book         |  | Page  |  | Sale Date                                 |               | School District Code  |        |          |             |  |             |          |  |
| 91  |  | 2024         |  | 1846  |  | 9/27/2024                                 |               | Base: 91-0002   |        |          | Affiliated: |  |             | Unified: |  |
| Location ID   |  | Sale Number  |  | Useability & Code #                                 |  | Parcel Number                             |               |   |        |          |             |  |             |          |  |
| 000168000   |  | 182          |  | 4 05  |  | GeoCde                                    | Twn           | Rng   | Sect   | Qrt      | Subdiv      | Area                                     | Blk         | Parcel   |  |
| Date of Sale Assessed Value                         |  |              |  |   |  | 4371                                      |               |   | 00     | 0        | 10110       |  | 000         | 0000     |  |
| Land  |  | Improvements |  | Total   |  | Date of Sale Property Classification Code |               |   |        |          |             |  |             |          |  |
| 1,640   |  | 35,985       |  | 37,625  |  | Status                                    | Property Type |   | Zoning | Location |             | City Size                                | Parcel Size |          |  |
| Assessor Location: RED CLOUD (RC)                   |  |              |  |   |  | A) 1                                      | B) 01         |   | C) 1   | D) 1     |             | E) 6                                     | F) 2        |          |  |
|   |  |              |  | Residential   |  |   |               | Commercial  |        |          |             |  |             |          |  |
| Multiple Improvements:                              |  |              |  | Multiple. Improvements. :                           |  |   |               | Multiple. Improvements. :                                     |        |          |             |  |             |          |  |
| Construction Date:                                  |  |              |  | Construction Date : 1890                            |  |   |               | Construction Date :   |        |          |             |  |             |          |  |
| Floor:  |  |              |  | Floor Sq. Ft. : 840                                 |  |   |               | Floor Sq. Ft. :   |        |          |             |  |             |          |  |
| Building Cost New:                                  |  |              |  | Cost : 98,470                                       |  |   |               | Cost :  |        |          |             |  |             |          |  |
| Single Family Style: 101                            |  |              |  | Residential Condition: 20                           |  |   |               | Commercial Occupancy Code:                                    |        |          |             |  |             |          |  |
| (100) <input type="checkbox"/> Mobile Home          |  |              |  | (10) <input type="checkbox"/> Worn Out              |  |   |               | Primary: Other1: Other2:                                      |        |          |             |  |             |          |  |
| (101) <input checked="" type="checkbox"/> One Story |  |              |  | (20) <input checked="" type="checkbox"/> Badly Worn |  |   |               | Commercial Construction Class:                                |        |          |             |  |             |          |  |
| (102) <input type="checkbox"/> Two Story            |  |              |  | (30) <input type="checkbox"/> Average               |  |   |               | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |        |          |             |  |             |          |  |
| (103) <input type="checkbox"/> Split Level          |  |              |  | (40) <input type="checkbox"/> Good                  |  |   |               | (2) <input type="checkbox"/> Reinforced Concrete Frame        |        |          |             |  |             |          |  |
| (104) <input type="checkbox"/> 1 1/2 Story          |  |              |  | (50) <input type="checkbox"/> Very Good             |  |   |               | (3) <input type="checkbox"/> Masonry Bearing Walls            |        |          |             |  |             |          |  |
| (111) <input type="checkbox"/> Bi-Level             |  |              |  | (60) <input type="checkbox"/> Excellent             |  |   |               | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls  |        |          |             |  |             |          |  |
| (106) <input type="checkbox"/> Other                |  |              |  |   |  |   |               | (5) <input type="checkbox"/> Metal Frame and Walls            |        |          |             |  |             |          |  |
| Townhouse or Duplex Style:                          |  |              |  | Residential Quality: 30                             |  |   |               | (6) <input type="checkbox"/> Pole Frame                       |        |          |             |  |             |          |  |
| (301) <input type="checkbox"/> One Story            |  |              |  | (10) <input type="checkbox"/> Low                   |  |   |               | Cost Rank:  |        |          |             | Condition:                               |             |          |  |
| (302) <input type="checkbox"/> Two Story            |  |              |  | (20) <input type="checkbox"/> Fair                  |  |   |               | (10) <input type="checkbox"/> Low                             |        |          |             | (10) <input type="checkbox"/> Worn Out   |             |          |  |
| (307) <input type="checkbox"/> 1 1/2 Story          |  |              |  | (30) <input checked="" type="checkbox"/> Average    |  |   |               | (20) <input type="checkbox"/> Average                         |        |          |             | (20) <input type="checkbox"/> Badly Worn |             |          |  |
| (308) <input type="checkbox"/> Split Level          |  |              |  | (40) <input type="checkbox"/> Good                  |  |   |               | (30) <input type="checkbox"/> Above Average                   |        |          |             | (30) <input type="checkbox"/> Average    |             |          |  |
| (309) <input type="checkbox"/> 2 1/2 Story          |  |              |  | (50) <input type="checkbox"/> Very Good             |  |   |               | (40) <input type="checkbox"/> High                            |        |          |             | (40) <input type="checkbox"/> Good       |             |          |  |
| (304) <input type="checkbox"/> One Story Duplex     |  |              |  | (60) <input type="checkbox"/> Excellent             |  |   |               |   |        |          |             | (50) <input type="checkbox"/> Very Good  |             |          |  |
| (305) <input type="checkbox"/> Two Story Duplex     |  |              |  |   |  |   |               |   |        |          |             | (60) <input type="checkbox"/> Excellent  |             |          |  |
| Assessor's Adjustment to Sale Price (+ or -):       |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
| Assessor Comments and Reason for Adjustment:        |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
| WD; TRANSFER BETWEEN BROTHERS & SISTERS             |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
| Comments from                                       |  |              |  |   |  |   | Comments:     |   |        |          |             |  |             |          |  |
| 000168000   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
|   |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |
| (Continue on back)                                  |  |              |  |   |  |   |               |   |        |          |             |  |             |          |  |



# Real Estate Transfer Statement

FORM  
521

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

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

|  |  |                              |  |   |  |   |  |
|--|--|------------------------------|--|---|--|---|--|
| 1 County Name<br><b>Webster</b>  |  | 2 County Number<br><b>91</b> |  | 3 Date of Sale/Transfer<br>Mo. <b>09</b> Day <b>27</b> Yr. <b>2024</b>  |  | 4 Date of Deed<br>Mo. <b>08</b> Day <b>15</b> Yr. <b>2024</b> |  |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller) <b>Daniel M Lygrisse, Jeanette M &amp; Keith E Luttrell, Joshua A &amp; Casey Ames, Amanda &amp; Travis Robertson</b><br>Street or Other Mailing Address<br><b>341 N. Franklin Street</b><br>City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b><br>Phone Number<br><b>(402) 746-4123</b><br>Email Address<br><b>sschutte@charter-title.net</b> |  |                              |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Lynnette K Lygrisse</b><br>Street or Other Mailing Address<br><b>8162 Umatilla Street</b><br>City <b>Denver</b> State <b>CO</b> Zip Code <b>80221</b><br>Phone Number<br><b>(303) 358-0747</b><br>Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>sschutte@charter-title.net</b> |  |   |  |

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


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

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)   |  | 14 What is the current market value of the real property? |  | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)        |  |
| <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> Aunt or Uncle to Niece or Nephew<br><input checked="" type="checkbox"/> Brothers and Sisters<br><input type="checkbox"/> Ex-spouse<br><input type="checkbox"/> Family Corp., Partnership, or LLC<br><input type="checkbox"/> Grandparents and Grandchild<br><input type="checkbox"/> Parents and Child<br><input type="checkbox"/> Self<br><input type="checkbox"/> Spouse<br><input type="checkbox"/> Step-parent and Step-child<br><input type="checkbox"/> Other |  | <b>\$42,000.00</b>  |  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No \$ _____ % |  |

|  |  |   |  |  |  |  |  |
|--|--|---|--|--|--|--|--|
| 16 Does this conveyance divide a current parcel of land?               |  | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) |  | 18 Address of Property   |  | 19 Name and Address of Person to Whom Tax Statement Should be Sent                   |  |
| <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |  | <input checked="" type="checkbox"/> Yes <b>Charter Title</b><br><input type="checkbox"/> No                                       |  | <b>1034 Chestnut Street</b><br><b>Red Cloud, NE 68970</b><br>18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant Land |  | <b>Lynnette K Lygrisse</b><br><b>8162 Umatilla Street</b><br><b>Denver, CO 80221</b> |  |

|   |  |  |  |
|---|--|--|--|
| 20 Legal Description<br><b>Lots 25, 26 and 27, Shuck's Subdivision of Annex Lot 1, City of Red Cloud, Webster County, Nebraska.</b>   |  | 21 If agricultural, list total number of acres transferred in this transaction _____   |  |
| 22 Total purchase price, including any liabilities assumed  |  | 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) |  |
| 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? |  | 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |

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

|  |  |  |  |
|--|--|--|--|
| ▶ <b>Lynnette K Lygrisse</b><br>Print or Type Name of Grantee or Authorized Representative   |  | <b>CHARTER TITLE &amp; ESCROW SERVICES, INC.</b><br><b>747 N. BURLINGTON AVE, STE. G208</b><br><b>HASTINGS, NE 68901</b><br>(303) 358-0747<br>Phone Number |  |
| Sign here <br>Signature of Grantee or Authorized Representative |  | Grantee or Authorized Representative<br>Title _____ Date <b>September 27, 2024</b>   |  |

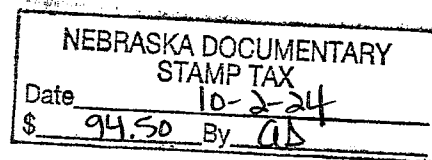
## Register of Deeds' Use Only

## For Dept. Use Only

|   |   |  |
|---|---|--|
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>2</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>94.50</b> | 30 Recording Data<br><b>BK2024 Pg 1846</b> |
|---|---|--|

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., 2024, at 10:47  
o'clock AM. Recorded in Book 2024  
on Page 1846-1853  
Abbey Hargis County Clerk  
AS Deputy  
Ind Comp Assessor Carded



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

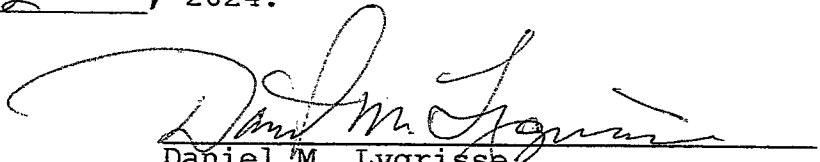
### WARRANTY DEED

Daniel M. Lygrisse, a single person; Keith E. Luttrell and  
Jeanette M. Luttrell, husband and wife; Joshua A. Ames and Cassey  
Ames, husband and wife; and Travis Robertson and Amanda  
Robertson, husband and wife, GRANTORS, in consideration of Forty-  
two Thousand and no/100 (\$42,000.00) Dollars and other valuable  
consideration received from GRANTEE, ~~Lynette K. Lygrisse~~, Lynette ss.  
married person, conveys to GRANTEE, the following described real  
estate (as defined in Neb. Rev. Stat., Section 76-201):

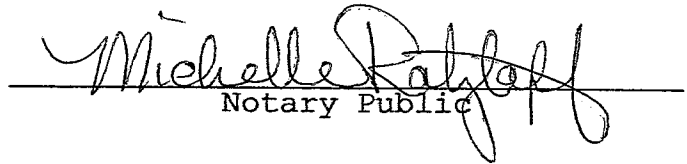
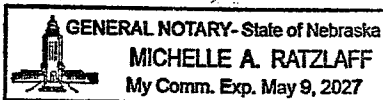
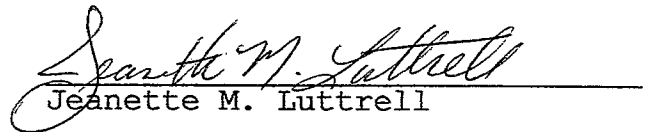
Lots Twenty-five (25), Twenty-six (26) and Twenty-seven  
(27), Shuck's Subdivision of Annex Lot One (1), City of Red  
Cloud, Webster County, Nebraska.

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

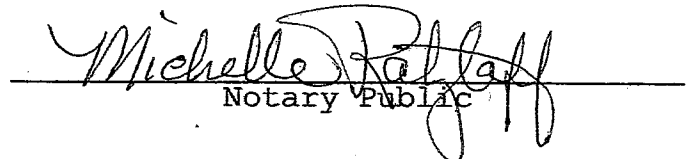
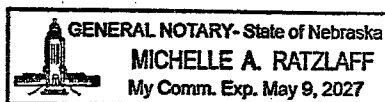
- (1) are lawfully seized of such real estate and that it  
is free from encumbrances;
- (2) have legal power and lawful authority to convey the  
same;
- (3) warrant and will defend title to the real estate  
against the lawful claims of all persons.

EXECUTED AUGUST 12, 2024.  
Daniel M. LygrisseSTATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

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

  
Notary Public  
Jeanette M. LuttrellSTATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

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

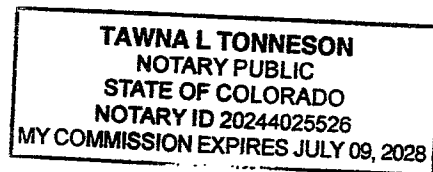
  
Notary Public

Keith E. Luttrell  
Keith E. Luttrell

STATE OF Colorado )  
COUNTY OF Grand ) ss.

The foregoing instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2024, by Keith E. Luttrell, a married person.

Tawna L. Tonneson  
Notary Public



EXECUTED August 9, 2024.

Daniel M. Lygrisse

Keith E. Luttrell

Jeanette M. Luttrell

Joshua A. Ames

Cassey Ames

Travis Robertson

Amanda Robertson

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

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

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Keith E. Luttrell and Jeanette M. Luttrell, husband and wife.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Joshua A. Ames and Cassey Ames, husband and wife.

\_\_\_\_\_  
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.

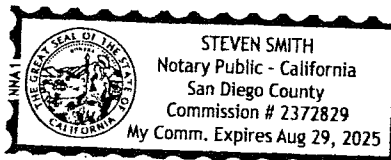
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO)

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)





**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.

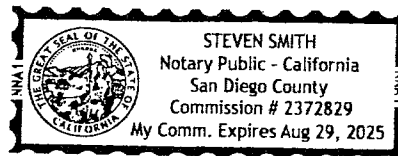
STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO)

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.

  
(Signature)

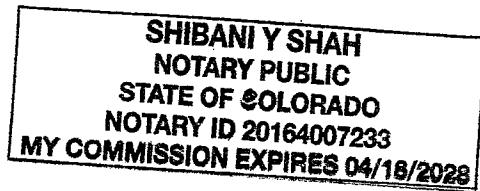


  
Travis Robertson

STATE OF Colorado )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on the  
13<sup>th</sup> day of August, 2024, by Travis Robertson, a  
married person.

Shibani-Y. Shah  
Notary Public



Amanda Robertson  
Amanda Robertson

STATE OF Colorado )  
COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me on the  
13<sup>th</sup> day of August, 2024, by Amanda Robertson, a  
married person.

Shibani Y. Shah  
Notary Public

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

# Residential & Commercial Sales Worksheet

|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|--|---------------------|--------------------|---|--|----------------------|------------------|---|-----------------|------------------|--|--------------------|---------------|
| <b>Cnty No.</b>                                      | <b>Book</b>         | <b>Page</b>        | <b>Sale Date</b>                                    | <b>School District Code</b>                      |                      |                  |   |                 |                  |  |                    |               |
| 91   | 2024                | 1861               | 10/3/2024   | Base: 91-0002                                    |                      |                  | Affiliated:   |                 | Unified:         |  |                    |               |
| <b>Location ID</b>                                   |                     | <b>Sale Number</b> | <b>Useability &amp; Code #</b>                      | <b>Parcel Number</b>                             |                      |                  |   |                 |                  |  |                    |               |
| 000164900  |                     | 183                | 1   | <b>GeoCde</b>                                    | <b>Twn</b>           | <b>Rng</b>       | <b>Sect</b>   | <b>Qrt</b>      | <b>Subdly</b>    | <b>Area</b>                              | <b>Blk</b>         | <b>Parcel</b> |
| <b>Date of Sale Assessed Value</b>                   |                     |                    |   | 4491   |                      |                  | 00  | 0               | 10105            |  | 002                | 0000          |
| <b>Land</b>  | <b>Improvements</b> | <b>Total</b>       |   | <b>Date of Sale Property Classification Code</b> |                      |                  |   |                 |                  |  |                    |               |
| 2,185  | 72,145              | 74,330             |   | <b>Status</b>                                    | <b>Property Type</b> |                  | <b>Zoning</b>   | <b>Location</b> | <b>City Size</b> |  | <b>Parcel Size</b> |               |
| <b>Assessor Location: RED CLOUD (RC)</b>             |                     |                    |   | A) 1   | B) 01                |                  | C) 1  | D) 1            | E) 6             | F) 2                                     |                    |               |
|  |                     |                    | <b>Residential</b>                                  |  |                      |                  | <b>Commercial</b>   |                 |                  |  |                    |               |
| <b>Multiple Improvements:</b>                        |                     |                    | Multiple. Improvements. :                           |  |                      |                  | Multiple. Improvements. :                                     |                 |                  |  |                    |               |
| <b>Construction Date:</b>                            |                     |                    | Construction Date : 1908                            |  |                      |                  | Construction Date :   |                 |                  |  |                    |               |
| <b>Floor:</b>  |                     |                    | Floor Sq. Ft. : 1,876                               |  |                      |                  | Floor Sq. Ft. :   |                 |                  |  |                    |               |
| <b>Building Cost New:</b>                            |                     |                    | Cost : 251,950                                      |  |                      |                  | Cost :  |                 |                  |  |                    |               |
| <b>Single Family Style: 102</b>                      |                     |                    | <b>Residential Condition: 15</b>                    |  |                      |                  | <b>Commercial Occupancy Code:</b>                             |                 |                  |  |                    |               |
| (100) <input type="checkbox"/> Mobile Home           |                     |                    | (10) <input checked="" type="checkbox"/> Worn Out   |  |                      |                  | Primary: Other1: Other2:                                      |                 |                  |  |                    |               |
| (101) <input type="checkbox"/> One Story             |                     |                    | (20) <input checked="" type="checkbox"/> Badly Worn |  |                      |                  | <b>Commercial Construction Class:</b>                         |                 |                  |  |                    |               |
| (102) <input checked="" type="checkbox"/> Two Story  |                     |                    | (30) <input type="checkbox"/> Average               |  |                      |                  | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |                 |                  |  |                    |               |
| (103) <input type="checkbox"/> Split Level           |                     |                    | (40) <input type="checkbox"/> Good                  |  |                      |                  | (2) <input type="checkbox"/> Reinforced Concrete Frame        |                 |                  |  |                    |               |
| (104) <input type="checkbox"/> 1 1/2 Story           |                     |                    | (50) <input type="checkbox"/> Very Good             |  |                      |                  | (3) <input type="checkbox"/> Masonry Bearing Walls            |                 |                  |  |                    |               |
| (111) <input type="checkbox"/> Bi-Level              |                     |                    | (60) <input type="checkbox"/> Excellent             |  |                      |                  | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls  |                 |                  |  |                    |               |
| (106) <input type="checkbox"/> Other                 |                     |                    |   |  |                      |                  | (5) <input type="checkbox"/> Metal Frame and Walls            |                 |                  |  |                    |               |
| <b>Townhouse or Duplex Style:</b>                    |                     |                    | <b>Residential Quality: 50</b>                      |  |                      |                  | (6) <input type="checkbox"/> Pole Frame                       |                 |                  |  |                    |               |
| (301) <input type="checkbox"/> One Story             |                     |                    | (10) <input type="checkbox"/> Low                   |  |                      |                  | <b>Cost Rank:</b>   |                 |                  | <b>Condition:</b>                        |                    |               |
| (302) <input type="checkbox"/> Two Story             |                     |                    | (20) <input type="checkbox"/> Fair                  |  |                      |                  | (10) <input type="checkbox"/> Low                             |                 |                  | (10) <input type="checkbox"/> Worn Out   |                    |               |
| (307) <input type="checkbox"/> 1 1/2 Story           |                     |                    | (30) <input type="checkbox"/> Average               |  |                      |                  | (20) <input type="checkbox"/> Average                         |                 |                  | (20) <input type="checkbox"/> Badly Worn |                    |               |
| (308) <input type="checkbox"/> Split Level           |                     |                    | (40) <input type="checkbox"/> Good                  |  |                      |                  | (30) <input type="checkbox"/> Above Average                   |                 |                  | (30) <input type="checkbox"/> Average    |                    |               |
| (309) <input type="checkbox"/> 2 1/2 Story           |                     |                    | (50) <input checked="" type="checkbox"/> Very Good  |  |                      |                  | (40) <input type="checkbox"/> High                            |                 |                  | (40) <input type="checkbox"/> Good       |                    |               |
| (304) <input type="checkbox"/> One Story Duplex      |                     |                    | (60) <input type="checkbox"/> Excellent             |  |                      |                  |   |                 |                  | (50) <input type="checkbox"/> Very Good  |                    |               |
| (305) <input type="checkbox"/> Two Story Duplex      |                     |                    |   |  |                      |                  |   |                 |                  | (60) <input type="checkbox"/> Excellent  |                    |               |
| <b>Assessor's Adjustment to Sale Price (+ or -):</b> |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
| <b>Assessor Comments and Reason for Adjustment:</b>  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
| PERSONAL REP DEED                                    |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
| <b>Comments from</b>                                 |                     |                    |   |  |                      | <b>Comments:</b> |   |                 |                  |  |                    |               |
| 000164900  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |
|  |                     |                    |   |  |                      |                  |   |                 |                  |  |                    |               |

(Continue on back)

40370

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

183

FORM

521

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

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

|  |  |  |  |
|--|--|--|--|
| 1 County Name<br><b>Webster - 91</b>   | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <b>10</b> Day <b>3</b> Yr. <b>2024</b>  | 4 Date of Deed<br>Mo. <b>10</b> Day <b>3</b> Yr. <b>2024</b> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Willie J. Mohlman, Pers Rep of Est of Thomas L. Mohlman, Dec</b><br>Street or Other Mailing Address<br><b>341 E 7th Ave</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>402-879-9652</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Arvin Bergman and Minuette Bergman</b><br>Street or Other Mailing Address<br><b>642 W 4th Avenue</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>505-330-5638</b><br>Is the grantee a 501(c)(3) organization?<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |

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

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

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

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

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

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

|   |  |
|---|--|
| 14 What is the current market value of the real property?<br><b>50,000.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|---|--|

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

|   |  |
|---|--|
| 18 Address of Property<br><b>642 W 4th Avenue</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Grantes</b> |
|---|--|

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

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

**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**

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

|  |                        |
|--|------------------------|
| 22 Total purchase price, including any liabilities assumed. .... | 22 \$ <b>50,000.00</b> |
|--|------------------------|

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

|   |                        |
|---|------------------------|
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... | 24 \$ <b>50,000.00</b> |
|---|------------------------|

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 ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

**Teresa Theobald**

Print or Type Name of Grantee or Authorized Representative

(402) 746-2246

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Closing Agent

Title

9/16/2024

Date

## Register of Deed's Use Only

## For Dept. Use Only

|  |  |  |
|--|--|--|
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>03</b> Yr. <b>2024</b> | 29 Value of Stamp or Exempt Number<br><b>\$ 112.50</b> | 30 Recording Data<br><b>BK 2024, Pg 1861</b> |
|--|--|--|

Nebraska Department of Revenue

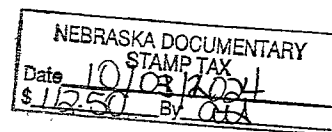
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 03 day  
of October A.D., 2024, at 2:00  
o'clock P M. Recorded in Book 204  
on Page 1861  
Albion Harris County Clerk  
\$10.00  
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:

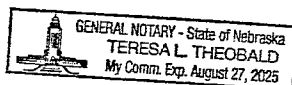
GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed October 3, 2024.

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

[illegible]

The foregoing instrument was acknowledged before me on October 3, 2024,  
Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman,  
Deceased.



Lena K. Kusbald  
Notary Public



# Residential & Commercial Sales Worksheet

| Cnty No.  | Book | Page         | Sale Date | School District Code                                |                  |   |   |          |  |           |             |      |      |        |
|---|------|--------------|-----------|---|------------------|---|---|----------|--|-----------|-------------|------|------|--------|
| 91  | 2024 | 1882         | 10/3/2024 | Base: 65-0011                                       |                  | Affiliated:                               |   | Unified: |  |           |             |      |      |        |
| Location ID   |      | Sale Number  |           | Useability & Code #                                 |                  | Parcel Number                             |   |          |  |           |             |      |      |        |
| 000609700   |      | 184          |           | 1   |                  | GeoCde                                    | Twn   | Rng      | Sect                                     | Qrt       | Subdlv      | Area | Blk  | Parcel |
| Date of Sale Assessed Value                           |      |              |           | 4487  |                  |   |   | 00       | 0  | 40010     |             | 007  | 0000 |        |
| Land  |      | Improvements |           | Total   |                  | Date of Sale Property Classification Code |   |          |  |           |             |      |      |        |
| 3,255   |      | 73,445       |           | 76,700  |                  | Status                                    | Property Type   | Zoning   | Location                                 | City Size | Parcel Size |      |      |        |
| Assessor Location: GUIDE ROCK (GR)                    |      |              |           | A) 1  | B) 01            | C) 1                                      | D) 1  | E) 7     | F) 1                                     |           |             |      |      |        |
|   |      |              |           | Residential   |                  |   | Commercial  |          |  |           |             |      |      |        |
| <b>Multiple Improvements:</b>                         |      |              |           | Multiple Improvements. :                            |                  |   | Multiple Improvements. :                                      |          |  |           |             |      |      |        |
| <b>Construction Date:</b>                             |      |              |           | Construction Date : 1900                            |                  |   | Construction Date :   |          |  |           |             |      |      |        |
| <b>Floor:</b>   |      |              |           | Floor Sq. Ft. : 1,809                               |                  |   | Floor Sq. Ft. :   |          |  |           |             |      |      |        |
| <b>Building Cost New:</b>                             |      |              |           | Cost : 204,630                                      |                  |   | Cost :  |          |  |           |             |      |      |        |
| <b>Single Family Style: 104</b>                       |      |              |           | <b>Residential Condition: 25</b>                    |                  |   | <b>Commercial Occupancy Code:</b>                             |          |  |           |             |      |      |        |
| (100) <input type="checkbox"/> Mobile Home            |      |              |           | (10) <input type="checkbox"/> Worn Out              |                  |   | Primary: Other1: Other2:                                      |          |  |           |             |      |      |        |
| (101) <input type="checkbox"/> One Story              |      |              |           | (20) <input checked="" type="checkbox"/> Badly Worn |                  |   | <b>Commercial Construction Class:</b>                         |          |  |           |             |      |      |        |
| (102) <input type="checkbox"/> Two Story              |      |              |           | (30) <input checked="" type="checkbox"/> Average    |                  |   | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |          |  |           |             |      |      |        |
| (103) <input type="checkbox"/> Split Level            |      |              |           | (40) <input type="checkbox"/> Good                  |                  |   | (2) <input type="checkbox"/> Reinforced Concrete Frame        |          |  |           |             |      |      |        |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story |      |              |           | (50) <input type="checkbox"/> Very Good             |                  |   | (3) <input type="checkbox"/> Masonry Bearing Walls            |          |  |           |             |      |      |        |
| (111) <input type="checkbox"/> Bi-Level               |      |              |           | (60) <input type="checkbox"/> Excellent             |                  |   | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls  |          |  |           |             |      |      |        |
| (106) <input type="checkbox"/> Other                  |      |              |           |   |                  |   | (5) <input type="checkbox"/> Metal Frame and Walls            |          |  |           |             |      |      |        |
| <b>Townhouse or Duplex Style:</b>                     |      |              |           | <b>Residential Quality: 40</b>                      |                  |   | (6) <input type="checkbox"/> Pole Frame                       |          |  |           |             |      |      |        |
| (301) <input type="checkbox"/> One Story              |      |              |           | (10) <input type="checkbox"/> Low                   |                  |   | <b>Cost Rank:</b>   |          | <b>Condition:</b>                        |           |             |      |      |        |
| (302) <input type="checkbox"/> Two Story              |      |              |           | (20) <input type="checkbox"/> Fair                  |                  |   | (10) <input type="checkbox"/> Low                             |          | (10) <input type="checkbox"/> Worn Out   |           |             |      |      |        |
| (307) <input type="checkbox"/> 1 1/2 Story            |      |              |           | (30) <input type="checkbox"/> Average               |                  |   | (20) <input type="checkbox"/> Average                         |          | (20) <input type="checkbox"/> Badly Worn |           |             |      |      |        |
| (308) <input type="checkbox"/> Split Level            |      |              |           | (40) <input checked="" type="checkbox"/> Good       |                  |   | (30) <input type="checkbox"/> Above Average                   |          | (30) <input type="checkbox"/> Average    |           |             |      |      |        |
| (309) <input type="checkbox"/> 2 1/2 Story            |      |              |           | (50) <input type="checkbox"/> Very Good             |                  |   | (40) <input type="checkbox"/> High                            |          | (40) <input type="checkbox"/> Good       |           |             |      |      |        |
| (304) <input type="checkbox"/> One Story Duplex       |      |              |           | (60) <input type="checkbox"/> Excellent             |                  |   |   |          | (50) <input type="checkbox"/> Very Good  |           |             |      |      |        |
| (305) <input type="checkbox"/> Two Story Duplex       |      |              |           |   |                  |   |   |          | (60) <input type="checkbox"/> Excellent  |           |             |      |      |        |
| <b>Assessor's Adjustment to Sale Price (+ or -):</b>  |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
| <b>Assessor Comments and Reason for Adjustment:</b>   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
| WD  |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
| <b>Comments from</b>                                  |      |              |           |   | <b>Comments:</b> |   |   |          |  |           |             |      |      |        |
| 000609700 000609600                                   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
|   |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |
| (Continue on back)                                    |      |              |           |   |                  |   |   |          |  |           |             |      |      |        |

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM  
521

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

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

|  |  |                 |  |  |  |   |  |
|--|--|-----------------|--|--|--|---|--|
| 1 County Name<br><b>Webster - 91</b>   |  | 2 County Number |  | 3 Date of Sale/Transfer<br>Mo. <b>10</b> Day <b>03</b> Yr. <b>2024</b>   |  | 4 Date of Deed<br>Mo. <b>10</b> Day <b>03</b> Yr. <b>2024</b> |  |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Aaron Giger</b><br>Street or Other Mailing Address<br><b>537 N Kansas St</b><br>City<br><b>Guide Rock</b> State<br><b>NE</b> Zip Code<br><b>68942</b><br>Phone Number<br><b>(402) 984-6164</b><br>Email Address<br><b>n/a</b> |  |                 |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Arla M. Delka</b><br>Street or Other Mailing Address<br><b>525 E State St</b><br>City<br><b>Guide Rock</b> State<br><b>Ne</b> Zip Code<br><b>68942</b><br>Phone Number<br><b>(402) 257-7278</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |  |   |  |

|  |   |   |   |   |                                      |
|--|---|---|---|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  |   |   |   |   |                                      |
| (A) Status   |   | (B) Property Type   |   |   | (C)                                  |
| <input checked="" type="checkbox"/> Improved   | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Mineral Interests-Nonproducing   | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Unimproved  | <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Agricultural   | <input type="checkbox"/> Mineral Interests-Producing  | <input type="checkbox"/> Exempt         |                                      |
| <input type="checkbox"/> IOLL  | <input type="checkbox"/> Commercial               | <input type="checkbox"/> Recreational   |   |   |                                      |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____<br><input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee<br><input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty |   |   |   |   |                                      |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?<br><input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No  |   | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death<br><input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary<br><input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |   |   |                                      |
| 11 Was ownership transferred in full? (If No, explain the division.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |   | 12 Was real estate purchased for same use? (If No, state the intended use.)<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |                                      |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____<br><input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse<br><input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child   |   |   |   |   |                                      |
| 14 What is the current market value of the real property?<br><b>53,750.00</b>  |   |   | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %  |   |                                      |
| 16 Does this conveyance divide a current parcel of land?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   |   | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |                                      |
| 18 Address of Property<br><b>240 Washington St</b><br><b>Guide Rock, NE 68942</b><br>18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land   |   |   | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Same as Grantee</b>  |   |                                      |
| 20 Legal Description (Attach additional pages, if needed.)<br><b>See attached</b>  |   |   |   |   |                                      |

|   |  |  |  |    |    |                  |
|---|--|--|--|----|----|------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____.   |  | 22 Total purchase price, including any liabilities assumed. .... |  | 22 | \$ | <b>60,000.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  |  | 23   |  | \$ |    | <b>0.00</b>      |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   |  | 24   |  | \$ |    | <b>60,000.00</b> |
| 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)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |  |    |    |                  |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |    |    |                  |

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

**Kory McCracken**

Print or Type Name of Grantee or Authorized Representative

**(402) 746-3613**

Phone Number

Signature of Grantee or Authorized Representative

**Attorney**

Title

**10/4/2024**

Date

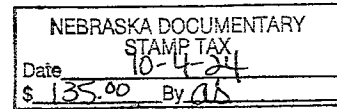
## Register of Deed's Use Only

## For Dept. Use Only

|   |  |  |  |
|---|--|--|--|
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>4</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br><b>\$ 135.00</b> | 30 Recording Data<br><b>BK 2024, pg 1882</b> |  |
|---|--|--|--|

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 4 day  
of Oct A.D., 2024, at 10:08  
o'clock A.M. Recorded in Book 2024  
on Page 1882  
Abbey Haring County Clerk  
1000 Deputy  
Ind Comp Assessor Carded**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, GRANTEE, 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 GRANTEE that GRANTOR:

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

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

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

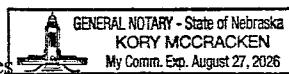
Executed October 3, 2024.

Aaron Giger  
Aaron Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 3, 2024, by Aaron Giger, a single person.

Comm. expires



Kory McCracken  
Notary Public

# Agricultural Land Sales Worksheet

| Cnty No.                    | Book             | Page        | Sale Date           | School District Code |   |               |     |          |          |           |             |     |        |
|-----------------------------|------------------|-------------|---------------------|----------------------|---|---------------|-----|----------|----------|-----------|-------------|-----|--------|
| 91                          | 2024             | 1884        | 10/7/2024           | Base: 91-0002        |   | Affiliated:   |     | Unified: |          |           |             |     |        |
| Location ID                 |                  | Sale Number | Useability & Code # |                      | Parcel Number                             |               |     |          |          |           |             |     |        |
| 001908601                   |                  | 185         | 1                   |                      | GeoCde                                    | Twn           | Rng | Sect     | Qrt      | Subdly    | Area        | Blk | Parcel |
| Date of Sale Assessed Value |                  |             |                     |                      | 4371                                      | 2             | 11  | 20       | 4        | 00000     | 1           | 000 | 0000   |
| Land                        | Improvements     |             | Total               |                      | Date of Sale Property Classification Code |               |     |          |          |           |             |     |        |
| 65,670                      | 341,590          |             | 407,260             |                      | Status                                    | Property Type |     | Zoning   | Location | City Size | Parcel Size |     |        |
|                             | Irrigation Type: |             |                     |                      | A) 1                                      | B) 05         |     | C) 7     | D) 3     | E) 0      | F) 7        |     |        |
| LCG                         | ACRES:           |             | VALUE:              |                      | LCG                                       | ACRES:        |     | VALUE:   |          |           |             |     |        |
| IRRIGATED 1A1               |                  |             |                     |                      | GRASSLAND 1G1                             | 0.170         |     | 265      |          |           |             |     |        |
| 1A                          |                  |             |                     |                      | 1G  | 7.070         |     | 10,960   |          |           |             |     |        |
| 2A1                         |                  |             |                     |                      | 2G1                                       | 0.690         |     | 1,000    |          |           |             |     |        |
| 2A                          |                  |             |                     |                      | 2G  |               |     |          |          |           |             |     |        |
| 3A1                         |                  |             |                     |                      | 3G1                                       |               |     |          |          |           |             |     |        |
| 3A                          |                  |             |                     |                      | 3G  |               |     |          |          |           |             |     |        |
| 4A1                         |                  |             |                     |                      | 4G1                                       |               |     |          |          |           |             |     |        |
| 4A                          |                  |             |                     |                      | 4G  |               |     |          |          |           |             |     |        |
| DRYLAND 1D1                 |                  |             |                     |                      | Shelterbelt/Timber                        |               |     |          |          |           |             |     |        |
| 1D                          |                  |             |                     |                      | Accretion                                 |               |     |          |          |           |             |     |        |
| 2D1                         | 3.870            |             | 10,645              |                      | Waste                                     |               |     |          |          |           |             |     |        |
| 2D                          |                  |             |                     |                      | Other                                     |               |     |          |          |           |             |     |        |
| 3D1                         |                  |             |                     |                      | AG LAND TOTAL                             | 13.240        |     | 26,830   |          |           |             |     |        |
| 3D                          |                  |             |                     |                      | Roads                                     | 0.660         |     |          |          |           |             |     |        |
| 4D1                         |                  |             |                     |                      | Farm Sites                                | 1.000         |     | 13,840   |          |           |             |     |        |
| 4D                          | 1.440            |             | 3,960               |                      | Home Sites                                | 1.000         |     | 25,000   |          |           |             |     |        |
|                             |                  |             |                     |                      | Recreation                                |               |     |          |          |           |             |     |        |
| Dwellings                   |                  |             | 303,620             |                      | Other                                     |               |     |          |          |           |             |     |        |
| Outbuildings                |                  |             | 37,970              |                      | Non-AG TOTAL                              | 2.660         |     | 38,840   |          |           |             |     |        |

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



# Real Estate Transfer Statement

FORM  
521

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

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

|                                      |  |   |  |
|--------------------------------------|--|---|--|
| 1 County Name<br><b>Webster - 91</b> | 2 County Number<br><input checked="" type="checkbox"/> | 3 Date of Sale/Transfer<br>Mo. <b>10</b> Day <b>7</b> Yr. <b>2024</b> | 4 Date of Deed<br>Mo. <b>10</b> Day <b>7</b> Yr. <b>2024</b> |
|--------------------------------------|--|---|--|

|  |  |  |  |
|--|--|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Dennis J. Hansen and Sally A. Hansen</b><br>Street or Other Mailing Address<br><b>P O Box 264</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>(402) 746-4202</b><br>Email Address<br><b>n/a</b> |  | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Eric Marcure and Peggy Marcure</b><br>Street or Other Mailing Address<br><b>873 K Road</b><br>City<br><b>Red Cloud</b> State<br><b>NE</b> Zip Code<br><b>68970</b><br>Phone Number<br><b>815-821-5425</b><br>Email Address<br><b>n/a</b> |  |
|--|--|--|--|

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

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

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

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

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

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

|  |  |
|--|--|
| 14 What is the current market value of the real property?<br><b>581,000.00</b> | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

|   |  |
|---|--|
| 18 Address of Property<br><b>873 K Road</b><br><b>Red Cloud, NE 68970</b> | 19 Name and Address of Person to Whom the Tax Statement Should be Sent<br><b>Grantee</b> |
|---|--|

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

|   |
|---|
| 20 Legal Description (Attach additional pages, if needed.)<br><b>See Attached</b> |
|---|

|   |  |                         |
|---|--|-------------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____.   | 22 Total purchase price, including any liabilities assumed. .... | 22 \$ <b>581,000.00</b> |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....  | 23 \$ _____  |                         |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....   | 24 \$ <b>581,000.00</b>  |                         |
| 25 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |                         |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |                         |

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

**Eric Marcure**  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

**815-821-5425**  
Phone Number  
**10/7/2024**  
Date

| Register of Deed's Use Only                                       |   | For Dept. Use Only                          |
|---|---|---|
| 28 Date Deed Recorded<br>Mo. <b>10</b> Day <b>7</b> Yr. <b>24</b> | 29 Value of Stamp or Exempt Number<br>\$ <b>1307.25</b> | 30 Recording Data<br><b>BK 2024 Pg 1884</b> |



A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6<sup>th</sup> 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.

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 7 day  
of Oct A.D., 2024, at 2:26  
o'clock PM. Recorded in Book 2024  
on Page 1884  
Abbey Hargis County Clerk  
ID. # Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-7-24  
\$ 1307.25 By AD

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

JOINT TENANCY WARRANTY DEED

Dennis J. Hansen and Sally A. Hansen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Eric Marcure and Peggy Marcure, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter of Section 20, Township 2 North, Range 11 West of the 6<sup>th</sup> 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.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (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 October 7, 2024.

Dennis J. Hansen  
Dennis J. Hansen

Sally A. Hansen  
Sally A. Hansen

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on October 7 2024 by Dennis J. Hansen and Sally A. Hansen, husband and wife.

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

Teresa L. Theobald  
Notary Public

My commission expires: 8/27/2025

# Residential & Commercial Sales Worksheet

|                                   |      |              |           |                      |    |   |               |             |        |          |           |             |     |        |
|-----------------------------------|------|--------------|-----------|----------------------|----|---|---------------|-------------|--------|----------|-----------|-------------|-----|--------|
| Cnty No.                          | Book | Page         | Sale Date | School District Code |    |   |               |             |        |          |           |             |     |        |
| 91                                | 2024 | 1904         | 10/9/2024 | Base: 91-0002        |    |   |               | Affiliated: |        | Unified: |           |             |     |        |
| Location ID                       |      | Sale Number  |           | Useability & Code #  |    | Parcel Number                             |               |             |        |          |           |             |     |        |
| 000121600                         |      | 186          |           | 4                    | 05 | GeoCde                                    | Twn           | Rng         | Sect   | Qrt      | Subdiv    | Area        | Blk | Parcel |
| Date of Sale Assessed Value       |      |              |           |                      |    | 4371                                      |               |             | 00     | 0        | 10020     |             | 002 | 0000   |
| Land                              |      | Improvements |           | Total                |    | Date of Sale Property Classification Code |               |             |        |          |           |             |     |        |
| 1,095                             |      | 19,085       |           | 20,180               |    | Status                                    | Property Type |             | Zoning | Location | City Size | Parcel Size |     |        |
| Assessor Location: RED CLOUD (RC) |      |              |           |                      |    | A) 1                                      | B) 01         |             | C) 1   | D) 1     | E) 6      | F) 1        |     |        |

|   |   |   |
|---|---|---|
|   | <b>Residential</b>                                  | <b>Commercial</b>   |
| <b>Multiple Improvements:</b>                       | Multiple. Improvements. :                           | Multiple. Improvements. :   |
| <b>Construction Date:</b>                           | Construction Date : 1900                            | Construction Date :   |
| <b>Floor:</b>                                       | Floor Sq. Ft. : 972                                 | Floor Sq. Ft. :   |
| <b>Building Cost New:</b>                           | Cost : 87,620                                       | Cost :  |
| <b>Single Family Style: 101</b>                     | <b>Residential Condition: 20</b>                    | <b>Commercial Occupancy Code:</b>   |
| (100) <input type="checkbox"/> Mobile Home          | (10) <input type="checkbox"/> Worn Out              | Primary: Other1: Other2:  |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | <b>Commercial Construction Class:</b>   |
| (102) <input type="checkbox"/> Two Story            | (30) <input type="checkbox"/> Average               | (1) <input type="checkbox"/> Fireproof Structural Steel Frame                     |
| (103) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                  | (2) <input type="checkbox"/> Reinforced Concrete Frame                            |
| (104) <input type="checkbox"/> 1 1/2 Story          | (50) <input type="checkbox"/> Very Good             | (3) <input type="checkbox"/> Masonry Bearing Walls                                |
| (111) <input type="checkbox"/> Bi-Level             | (60) <input type="checkbox"/> Excellent             | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls                      |
| (106) <input type="checkbox"/> Other                |   | (5) <input type="checkbox"/> Metal Frame and Walls                                |
| <b>Townhouse or Duplex Style:</b>                   | <b>Residential Quality: 20</b>                      | (6) <input type="checkbox"/> Pole Frame   |
| (301) <input type="checkbox"/> One Story            | (10) <input type="checkbox"/> Low                   | <b>Cost Rank:</b> <b>Condition:</b>   |
| (302) <input type="checkbox"/> Two Story            | (20) <input checked="" type="checkbox"/> Fair       | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out          |
| (307) <input type="checkbox"/> 1 1/2 Story          | (30) <input type="checkbox"/> Average               | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn    |
| (308) <input type="checkbox"/> Split Level          | (40) <input type="checkbox"/> Good                  | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story          | (50) <input type="checkbox"/> Very Good             | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good             |
| (304) <input type="checkbox"/> One Story Duplex     | (60) <input type="checkbox"/> Excellent             | (50) <input type="checkbox"/> Very Good   |
| (305) <input type="checkbox"/> Two Story Duplex     |   | (60) <input type="checkbox"/> Excellent   |

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

**Assessor Comments and Reason for Adjustment:**  
 DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD

|                      |                  |
|----------------------|------------------|
| <b>Comments from</b> | <b>Comments:</b> |
| 000121600            |                  |
|                      |                  |
|                      |                  |
|                      |                  |

(Continue on back)

5520

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

186

FORM

521

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

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

|   |                 |  |   |
|---|-----------------|--|---|
| 1 County Name<br><b>Webster - 91</b>  | 2 County Number | 3 Date of Sale/Transfer<br>Mo. <u>10</u> Day <u>09</u> Yr. <u>2024</u>   | 4 Date of Deed<br>Mo. <u>10</u> Day <u>09</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print)<br>Grantor's Name (Seller)<br><b>Pamela S. Hollingshead, PR of the Est. of Priscilla J. Hollingshead</b><br>Street or Other Mailing Address<br><b>538 N Central St</b><br>City<br><b>Superior</b> State<br><b>NE</b> Zip Code<br><b>68978</b><br>Phone Number<br><b>(402) 879-1991</b><br>Email Address<br><b>n/a</b> |                 | 6 Grantee's Name, Address, and Telephone (Please Print)<br>Grantee's Name (Buyer)<br><b>Pamela S. Hollingshead and Christy S. Crofton</b><br>Street or Other Mailing Address<br><b>538 N Central St</b><br>City<br><b>Superior</b> State<br><b>NE</b> Zip Code<br><b>68978</b><br>Phone Number<br><b>(402) 879-1991</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Email Address<br><b>n/a</b> |   |

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

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

8 Type of Deed ☐ Conservator ☒ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ 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?  
☐ Buyer ☐ Seller ☒ No

10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death  
☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary  
☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) \_\_\_\_\_

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
☒ 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?  
**20,180.00**

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

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

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

18 Address of Property  
**620 N Elm St**  
**Red Cloud, NE 68970**

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

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See attached 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.  | 22 | \$ | 0.00 |
| 23 Was non-real property included in the purchase?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)  | 24 | \$ | 0.00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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

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

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

**Kory McCracken**

Print or Type Name of Grantee or Authorized Representative

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

Phone Number

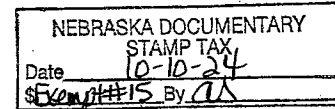
**10/9/2024**

Date

## Register of Deed's Use Only

## For Dept. Use Only

|  |  |   |
|--|--|---|
| 28 Date Deed Recorded<br>Mo. <u>10</u> Day <u>10</u> Yr. <u>24</u> | 29 Value of Stamp or Exempt Number<br><b>\$ Exempt #15</b> | 30 Recording Data<br><b>BK2024, Pg 1904</b> |
|--|--|---|

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 10 day  
of Oct A.D., 20 24, at 9:48  
o'clock AM. Recorded in Book 2024  
on Page 1904  
Abbey H. Craig County Clerk  
10.2 Deputy  
Ind Comp Assessor Carded

**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.

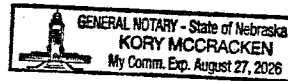
GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

ESTATE OF PRISCILLA J. HOLLINGSHEAD, DECEASED.

BY: *Pamela S. Hollingshead*  
Pamela S. Hollingshead, Personal Representative

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

The foregoing instrument was acknowledged before me on October 9, 2024, by Pamela S. Hollingshead, Personal Representative of the Estate of Priscilla J. Hollingshead, Deceased.



Comm. expires: \_\_\_\_\_

*Kory McCracken*  
Notary Public