Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sal	e Date	School District Code													
91 :	2024	1928	10/9	9/2024	Base:	91-00	74	Aff	iliated:			Unif	ied:	***************************************				
Location ID	Sal	e Number	Useability	& Code#					Parc	ėl N	lumber							
001702201		187	4	05	GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Parcel				
	Date of S	Sale Assessed	Value		0000			0	0 ()	00000	-0.000000000000000000000000000000000000	000	0000				
Land	Im	provements	T	otal		Date of Sale Property Classification Coc												
172,66	5	121,055	55 293,720		Status	Pro	perty Ty	тe	Zoni	nσ	Location	4						
	Irriga	tion Type:			A) 1 B) 01			<u>*</u> 2008	C) 5	, —	D) 3	E)	0	F) 6				
LCG	LUE:		LCG		(2) A		SAME N	nerous remain		4.50 ZB-04								
IRRIGATED 1	GR	ASSLA	ND 10	G1	А		ES: 9.190	VALUE: 107,245										
	1A							lG			9.500			14,725				
2	A1					G1		-	4.930	7,14								
	2A						2	2G										
3	A1						30	Gl										
	ЗА						3	3G										
4	A1		,				40	Gl										
	4A				4G													
	01			·u.	Shelterbelt/Timber													
· · · · · · · · · · · · · · · · · · ·	ID	0.170		470		Accretion												
	D1	0.060		165			Was	\neg										
	2D 21				. ~ -		Oth											
					AG L	AG LAND TOTAL 83.850						12 PK (18 pm) Free	12	29,750				
	SD OIL				Roads 2.500													
	4D1 4D					Farm Sites 1.000												
-	40						ome Site	-			L.280			29,075				
Dwellin	me Park			40,175	-	- К		┰										
Outbuildin		80,880	Nor	-AG T	Oth				1.780			12,915						
A	- (0.5104-004-0.14.2m)	ers or out twee trefficult to double		-, -, -	1.01	T-		~						,) 10				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		\neg
WD; TRANSFER TO LIFE ESTATE BETWEEN PARE	NT & CHILD	
Comments from	Comments:	
001702201 001707200 000306400		
	(Continue on ba	ck)

FORM 521

Real Estate Transfer Statement

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

	it is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer 4 Date of Deed									
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 10 Day 9 Yr. 24 Mo. 10 Day 9 Yr. 24 6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller)	Grantee's Name (Buyer)									
Michael R Buschow aka Michael Buschow & Elizabeth L Buschow Street or Other Mailing Address	see attached Street or Other Mailing Address									
PO Box 488	PO Box 488									
City State Zip Code Blue Hill NE 68930	City State Zip 0 Blue Hill NE 6893									
Phone Number (402) 469-0959	Phone Number Is the grantee a 501(c)(3) organization?									
Email Address	(402) 469-0959 If Yes, is the grantee a 509(a) foundation? Yes Email Address	✓ No								
buschowag@gtmc.net 7 Property Classification Number. Check one box in categories A and B. Check C if	buschowag@gtmc.net									
(4) 01 1) Property Type (C)									
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile	Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt									
IOLL										
	nd Contract/Memo Partition Sheriff Other personal Rep. Trust/Trustee									
Cemetery Death Certificate – Transfer on Death Executor Mil										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	osure Irrevocable Trust Revocable Trust Transfer on Death									
	✓ Life Estate Sale Trustee to Beneficiary									
Buyer	or Trust Partition Satisfaction of Contract Other (Explain)	d								
Yes No life estate	12 Was real estate purchased for same use? (If No, state the intended use									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
	artnership, or LLC Self Other									
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
273,140.00	Yes V No \$%	6								
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 No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
602 W Cass St., Blue Hill, NE	Michael & Elizabeth Buschow									
18a No address assigned 18b Vacant land	PO Box 488 Blue Hill, NE 68930									
20 Legal Description (Attach additional pages, if needed.)	blue fill, NE 00930									
see attached										
21 If agricultural, list total number of acres transferred in this transaction 87										
22 Total purchase price, including any liabilities assumed	22 \$ 0,t	00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 23 \$									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,0	00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 526 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located w	a .									
Yes No	in in a country of other geographic area with an active air lorce ballistic missile field? (See Instruc	ctions)								
27 If yes, is the required affidavit attached to this filing? Yes V No										
Under penalties of law, I declare that I have examined this statement and the	at it is, to the best of my knowledge and belief, true, complete, and correct,									
and that I am duly authorized to sign this statement. Jennifer Fleischer	(402) 762-3	524								
Print or Type Name of Grantee or Authorized Representative	Phone Number									
	Attorney									
here Signature of Grantée or Authorized Representative	itle Date									
Register of Deed's Use Onl		nly								
10 - 21 211 6 Evanat # 5.	BK aba4 6 1928									
Mo. 10 Day Yr. 39 Phone He Day Art State Company of the Company of	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13	327/2\								
	Addition28d by Neb. Nev. Stat. 98 70-214, 77-13	JE1(2)								

Grantee's Name:

Alexander Buschow, Raelene Jameson LIFE ESTATE TO Michael R. Buschow & Elizabeth L Buschow

Legal Description:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 4, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S89°25'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 7.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 1550, SAID LINE BEING 116.00 FEET MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF THE BNSF RAILWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S05°46'04"E ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 326.00 FEET; THENCE N88°50'10"W, A DISTANCE OF 298.88 FEET; THENCE S00°42'12"W, A DISTANCE OF 272.00 FEET; THENCE S87°48'21"W, A DISTANCE OF 431.00 FEET; THENCE N01°04'04"E, A DISTANCE OF 600.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE N89°25'43"E, A DISTANCE OF 688.93 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT-OF-WAY.

SUBJECT TO EASEMENTS LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 4, BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S89°24'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 696.03 FEET; THENCE S01°04'04"W, A DISTANCE OF 166.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°04'04"W, A DISTANCE OF 88.08 FEET; THENCE N24°21'03"E, A DISTANCE OF 95.89 FEET; N88°55'56"W, A DISTANCE OF 37.90 FEET TO THE POINT OF BEGINNING AND DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S89°25'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 696.03 FEET; THENCE S01°04'04"W, A DISTANCE OF 600.00 FEET; THENCE N87°42'21"E, A DISTANCE OF 237.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°48'21"E, A DISTANCE OF193.46 FEET; THENCE N00°42'12"E, A DISTANCE OF 201.21 FEET; THENCE S43°11'06"W, A DISTANCE OF286.09 FEET OT THE POINT OF BEGINNING

AND

THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION ELEVEN (11), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA

AND

THE SOUTH SEVENTY-THREE (S73) FEET OF LOTS TWENTY FIVE (25) AND TWENTY-SIX (26) AND ALL OF LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28) AND TWENTY-NINE (29), BLOCK FOURTEEN (14) ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA ACCORDING TO THE RECORDED PLAT THEREOF

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this a day of DC A.D., 20 all, at 10:49 o'clock AM. Recorded in Book Dal on Page 1928-1929

County Clerk County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-21-24
\$ Exempt# 5aby (45)

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

MICHAEL R. BUSCHOW a/k/a MICHAEL BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto ALEXANDER BUSCHOW and RAELENE JAMESON an undivided one-half each, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO MICHAEL R. BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife as joint tenant and not tenants in common, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 4, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S89025'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER. A DISTANCE OF 7.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 1550, SAID LINE BEING 116.00 FEET MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF THE BNSF RAILWAY, ALSO BEING THE POINT OF BEGINNING; THENCE $505^046'04"$ E ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 326.00 FEET; THENCE N88050'10"W, A DISTANCE OF 298.88 FEET; THENCE S00042'12"W, A DISTANCE OF 272.00 FEET; THENCE S87⁰48'21"W, A DISTANCE OF 431.00 FEET; THENCE N01⁰04'04"E, A DISTANCE OF 600.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE N89025'43"E, A DISTANCE OF 688.93 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT-OF-WAY.

SUBJECT TO EASEMENTS LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 4, BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE \$89°24'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 696.03 FEET; THENCE \$01°04'04"W, A DISTANCE OF 166.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING \$01°04'04"W, A DISTANCE OF 88.08 FEET; THENCE \$124°21'03"E, A DISTANCE OF 95.89 FEET; N88°55'56"W, A DISTANCE OF 37.90 FEET TO THE POINT OF BEGINNING AND DESCRIBED AS: COMMENCING AT THE

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE S89025'43"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 696.03 FEET; THENCE S01º04'04"W. A DISTANCE OF 600.00 FEET; THENCE N87042'21"E, A DISTANCE OF 237.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87048'21"E, A DISTANCE OF 193.46 FEET; THENCE N00042'12"E, A DISTANCE OF 201.21 FEET; THENCE S43⁰11'06"W, A DISTANCE OF286.09 FEET OT THE POINT OF **BEGINNING**

AND

THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION ELEVEN (11), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

AND

THE SOUTH SEVENTY-THREE (S73) FEET OF LOTS TWENTY FIVE (25) AND TWENTY-SIX (26) AND ALL OF LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28) AND TWENTY-NINE (29), BLOCK FOURTEEN (14) ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA ACCORDING TO THE RECORDED PLAT THEREOF

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: Ottober 9, 2014

, a/k/a Michael Buschow, Grantor

STATE OF NEBRASKA

COUNTY OF

)SS.

Before me, a notary public qualified for said county, personally came MICHAEL R. BUSCHOW a/k/a MICHAEL BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on

General Notary - State of Nebraska CRYSTAL M. SHESTAK Av Comm. Exp. June 26, 2027

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		Sa	le Date				School District Code										
91	20	24	1930		10/	9/2024	Base: 9	91-	-007	74	Affi	liated:			1	Unif	ïed:			
Location	$\mathbf{D}_{\mathbb{C}}$	Sale	Number	Us	eabilit	y & Code #						Parce	ΙN	umber	ıber					
0003230	000	:	188		4	05	GeoCde	Τ̈́	Wn	Rng	Sec	t Qr		Subdiv	A	rea	Blk	P	arcel	
	\mathbf{D}	ate of S	ale Assessec	Valu	e .		4133					0 0		20025	;	10.000	003	00	000	
Land		Imp	rovements	Total				te of S	Sale	Proper	tу	Classif	icati	on (Code					
5	,990		153,79	95 159,785 Status 1					Property Type Zoning Location City Size Parcel									el Size		
Assessor Lo	cation:	BLUE	HILL (1	3H)			A) 1	A) 1 B) 01				C) 1		D) 1	1 E) 6		The World Co.	F) 2		
						Residential								Comme	rcia	1				
in the second	Mul	tiple Im	provements:	Multip	le. Impre	ovements.:			М	Multiple. Improvements. :										
		Constr	uction Date:	Constr	uction D	ate: 19	04		Co	onstruct	ion D	ate:			-			_		
	19 g (10 g)		Floor:	Floor S	Sq. Ft. :	1,7	52		Flo	oor Sq.	Ft.:									
	Buildin	g Cost New:	Cost:		178,2	60		Cost:												
Single Family	Single Family Style: 101					Condition: 3	5	day by Sac	C	Commercial Occupancy Code:										
(100) □ Mo	bile Hon	ne		(10)	□ 7	Vorn Out			Pr	imary:			Otl	ner1:		(Other2:			
(101) 🗷 One	Story			(20)	□ B	adly Worn								1-162 hg/						
(102) □ Two	o Story			(30) 🗷 Average						1) 🗆	Fire	eproof S	tru	ictural St	eel Fr	ame		-		
(103) 🗆 Spli	it Level			(40)	₩ G	lood			(2) 🗆	Rei	nforced	C	oncrete F	rame					
(104) 🛘 1 1/	2 Story			(50)	□ V	ery Good			(3) 🗆	Ma	sonry B	ear	ing Walls	3					
(111) 🗆 Bi-I	_evel			(60) Excellent						4) 🗆	Wo	ood or S	tee	l Framed	Ext.	Wall	s			
(106) 🗆 Oth	er									5) 🗆	Me	tal Fram	ie a	and Walls						
Townhouse or	Duplex	Style:		Residential Quality: 30						(6) 🗆 Pole Frame										
(301) 🗆 One	Story			(10)						Cost Rank: Condition:										
(302) □ Two	Story			(20) □ Fair					(1	(10) ☐ Low (10) ☐ Worn Out							Out			
(307) 🗆 11/	2 Story			(30) 🗟 Average					(2	(20) ☐ Average (20) ☐ Badly W						Wom				
(308) □ Spli	t Level			(40) □ Good					(3	(30) ☐ Above Average (30) ☐ Average							je			
(309) 🗆 2 1/2	2 Story			(50) Uery Good					(4	0) 🗆) □ High (40) □ Good									
(304) 🗆 One	Story D	uplex		(60) Excellent					3414 3414	3-45-A					(50)		Very C	iood		
(305) 🗆 Two	Story I	Ouplex					en en								(60)		Excelle	nt		
Assessor's):														
Assessor Co				-																
WD; TRA	NSFE	R TO	LIFE EST	ATE	BET	WEEN PARE	NT &	CH]	[LD											
Comments	comments from									4										
0003230								.om	men	ts:										
0000200			-				****													
	_			······································																
									-								(Contin	ue on	back)	



NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 10 Day 9 Yr. 24 Mo. 10 Day 9 Yr. 24 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Michael R Buschow aka Michael Buschow & Elizabeth L Buschow Street or Other Mailing Address	see attached Street or Other Mailing Address
PO Box 488	PO Box 488
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930
Phone Number (402) 469-0959	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 469-0959 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address buschowag@qtmc.net	Email Address buschowag@gtmc.net
7 Property Classification Number. Check one box in categories A and B. Check C if	000
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lar	Id Contract/Memo Partition Sheriff Other
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
☐ Buyer ☐ Seller ✓ No ☐ Court Decree ☐ Exchange ☐ Granto	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No life estate	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	ind Grandchild Spouse
Ex-spouse Parents and Ch	ild 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.)
124,505.00	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
602 W Cass St., Blue Hill, NE	Michael & Elizabeth Buschow
	PO Box 488
18a No address assigned 18b Vacant land	Blue Hill, NE 68930
20 Legal Description (Attach additional pages, if needed.)	
Lots 5 & 6, Block 3, Buschow's Addition to Blue Hill	, Webster County, NE
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed.	
23 Was non-real property included in the purchase?	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ia
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	vithin 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 the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and correct,
Jennifer Fleischer	(402) 762-3524
Sign Print or Type Name of Grantee or Authorized Representative	Attornov
	Attorney Title Date
Here /	
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	
28 Date Deed Recorded Mo. 10 Day 1 Yr. 24 \$ FXemat # 5a	30 Recording Data BKa024 R 1930
Mo Day Yr Vr	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	U

Grantee's Name:

Alexander Buschow, Raelene Jameson, Floyd Hogan, Shane Hogan & Candy Delancey LIFE ESTATE TO Michael R. Buschow & Elizabeth L Buschow

State of Nebraska County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day 00 A.D., 20 24 A. Recorded in Book 2021 County Clerk (1) Deputy Carded_ Comp Assessor_

NEBRASKA DOCUMENTARY

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

MICHAEL R. BUSCHOW a/k/a MICHAEL BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto ALEXANDER BUSCHOW. RAELENE JAMESON, FLOYD HOGAN, SHANE HOGAN, and CANDY DELANCEY an undivided one-fifth each (1/5), and reserving full life use and benefit otherwise known as a LIFE ESTATE TO MICHAEL R. BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife as joint tenant and not tenants in common, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

LOTS FIVE (5) AND SIX (6), BLOCK THREE (3), BUSCHOW'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: October 9, 2014

R. BUSCHOW. a/k/a Michael Buschow, Grantor

STATE OF NEBRASKA

)SS.

Before me, a notary public qualified for said county, personally came MICHAEL R. BUSCHOW a/k/a MICHAEL BUSCHOW and ELIZABETH L. BUSCHOW, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on

uptal Ma Shetal
Notar Public

General Notary - State of Nebraska CRYSTAL M. SHESTAK Wy Comm. Exp. June 26, 2027.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ook	Page			Sale Date 🐰			School District Code												
91	20	24	1941		10	/18/2024	Base:	91.	-00'	74	Aff	iliated:		Unified:							
Location	ID -	Sale	Number	Ū	seabi	lity & Code#						Parcel	Numbe	r .							
0003107	700	:	189		1		GeoCde Twi		wn	Rng	Se	ct Qrt	Subd	v _	Area	Blk	Parcel				
	D	ate of S	ale Assesse	l Val	ue		4133				0	0 0	200)5		024	0000				
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5	,805		36,91	10 42,715 Status F					Prop	Property Type Zoning Location City Size Parcel											
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				1953		Residential			75 C	ni di	And the second		Com	nerc	ial ′		200				
	" Mul	tiple Im	provements:	Multiple. Improvements. :						Multiple. Improvements.:											
		Constr	uction Date:	Cons	tructio	n Date: 19	00			onstruct			-				·				
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	Building Cost New					IS .						Cost:									
Single Family Style: 101					denti	al Condition: 1) : : : ·		C	omme	rcial	Occupan	cy Code	i segi Patri							
(100) □ Mo	bile Hon	ne		(10)	X	Worn Out			P	timary:		O	ther1:		(Other2:					
(101) 🗷 One	e Story			(20)		Badly Worn	y Worn Commercial Construction Class:							16 645 T							
(102) □ Two				(30) Average						(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli				(40)		Good				(2) 🗆	Re	inforced (Concrete	Fran	ie						
(104) 🗆 1 1/				(50)		Very Good			((3) 🗆	Ma	asonry Be	aring Wa	ills							
(111) □ Bi-I	Level			(60) Excellent							W	ood or Ste	el Fram	ed Ex	t. Wal	ls					
(106) □ Oth	con a consequence of	Sourceinskinning + Gris	No in according the above							(5) 🗆	Me	etal Frame	and Wa	lls							
Townhouse or		Style:	## F	Residential Quality: 50						(6) D Pole Frame											
(301) □ One				(10) □ Low						Cost Rank: Condition:											
(302) □ Two				(20) 🗆 Fair					((10) □ Low (10) □ Worn Out							Out				
(307) 🗆 11/				(30)		Average			(2	20) 🗆	Av	erage		(20)) 🗆	Badly	Worn				
(308) □ Spli				(40) □ Good					((30) ☐ Above Average (30) ☐ Average							ge				
(309) 🗆 21/				(50) 🗷 Very Good					(4	(40) ☐ High (40) ☐ Good											
(304) □ One				(60)	□ turosr	Excellent	Calendalismos i vicuos	orbii t	10 SE					(50		Very C					
(305) □ Two	Story E	Ouplex					0.9/5							(60) 🗆	Excelle	ent				
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NEBRASKA

Webster - 91

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

1 County Name

Grantor's Name (Seller)

Real Estate Transfer Statement

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

3 Date of Sale/Transfer

Grantee's Name (Buyer)

Day _18

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

_{Mo.} 10

189

4 Date of Deed

_{Day} _10

мо. <u>9</u>

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.

2 County Number

▾

Mark Bauman Trustee Terri Hughes Family Trust Lazara Carillo Street or Other Mailing Address Street or Other Mailing Address 400 S. Sycamore 400 S. Sycamore City State Zip Code City State Zip Code Blue Hill NE 68930 Blue Hill NE 68930 Phone Number Phone Number 2-2292 Is the grantee a 501(c)(3) organization? ✓ No Yes If Yes, is the grantee a 509(a) foundation? Yes ₩ No Email Address Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Exchange) by buyer or seller? ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Other (Explain) Satisfaction of Contract 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes No Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 118,000.00 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes HalieFleecs Yes No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 400 S. Sycamore, Blue Hill. NE 68930 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 1, 2 and 3, Block 24, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 22 118.000:00 23 Was non-real property included in the purchase? 0,00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 118,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗹 No 27 If yes, is the required affidavit attached to this filing? Yes Vo 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. _azara∖Carillo Print or Type Name of Grantee or Authorized Representative Phone Number sıqn Grantee 10/18/2024 nature of Grantee or Authorized Representative Title here Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data _{_Day} _2 26 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records 2024 Oct 23 11:03 AM 265.50 Book 2024 Page 1941

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/23/24 \$ 265.50 By AS

Bk 2024, Pg 1941

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of October A.D., 2024, at 11:03 o'clock AM. Recorded in Book 2024 on Page 1941

Janollysedth County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

TRUSTEE'S WARRANTY DEED

MARK BAUMAN, TRUSTEE OF THE TERRI HUGHES FAMILY TRUST, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys to LAZARA CARILLO, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots One (1), Two (2) and Three (3), Block Twenty-Four Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

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

Executed: $9 - 10$,	2024.
	The Roman
	MARK BAUMAN, TRUSTEE
STATE OF NEBRASKA)
COUNTY OF <u>Adams</u>) SS:)
The foregoing trustee's deed was acl 2024, by Mark Bauman, Trustee of t	
CENTERAL ASSEMBLY - State of Habitanias DARLA J. BRUNA My Comm. Bp. Jane 22, 2028	Dalle Bruna Notary Public
My commission expires:	<u>3-202</u> 8

Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page			Sale Date			School District Code											
91	20	24	1942		10	/23/2024	Base:	1-	00'	74	Affil	iated:		Unified:						
Location	D	Sale	Number	Įτ	seabi	lity & Code#					100.00	Parcel I	Number							
000324	501		190		1		GeoCde	Tv	vn.	Rng	Sect	Qrt	Subdiv	A	rea	Blk	j	Parcel		
	D	ate of S	ale Assesse	i Va	ue		4133	4	<u> </u>	10	33	0	02003	27190	See all se	000	0	000		
Land		Imp	orovements			Total		Date of Sale Property Classification							ion (
4	,535			4,535 Status						Property Type Zoning Location City Size Parcel Siz										
Assessor Lo	cation:	BLUE	HILL (BH)			A) 2	A) 2 B) 01			01 C) 1 D)			A-325	E)	6	F)	2		
		ili ka ta i				Residential	a series				·		D) 1 Comme	rcia	ıI 🎉					
	Mul	ltiple Im	provements:	Mult	iple. Im	provements.:	20.000	Multiple. Improvements. :												
200		Constr	uction Date:							onstruct							_			
			Floor:	Floo	r Sq. Ft	:			FI	oor Sq.	Ft.:			•						
100		Buildin	g Cost New:	Cost	:			Cost:												
Single Family	Style:	April 1997		Res	identia	l Condition:			C	omme	rcial ()ccupan	cy Code:							
(100) □ Mo		ne		(10)		Worn Out			Pı	imary:		Ot	her1:		(Other2:				
(101) 🗆 One				(20)		Badly Worn	Commercial Construction Class:								6-73-13 1-5-46					
(102) □ Two				(30) Average						1) 🗆	Fire	proof Str	uctural Ste	el Fi	rame					
(103) □ Spli				(40)		Good				2) 🗆	Rein	forced C	oncrete Fr	ame	:					
(104) 🗆 11/	<u>_</u> _			(50)		Very Good			(3) 🗆	Mas	onry Bea	ring Walls							
(111) 🗆 Bi-I				(60) □ Excellent						(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	960, 20081 paid 3140									5) 🗆	Meta	l Frame	and Walls							
Townhouse or	-	Style:		Residential Quality:						(6) □ Pole Frame										
(301) One				(10) 🗆 Low						Cost Rank: Condition:										
(302) □ Two	<u> </u>			(20)					1	·	Low			(10)		Worn (
(307) 🗆 1 1/2				(30) Average					 	(20) ☐ Average (20) ☐ Badly Wor								1		
(308) □ Spli				(40) Good					 `	(30) Above Average (30) Average										
(309) 🗆 21/2				(50) Uery Good					(4	(40) ☐ High (40) ☐ Good										
(304) ☐ One (305) ☐ Two				(60)		Excellent	N STATE OF S	1. Sept. 16	44	Galeria. Oscaran		Angles A	CAS CONTRACTOR AND A	(50)		Very G				
· · · · · · · · · · · · · · · · · · ·										to en				(60)	Ш	Excelle	nt			
Assessor's							· · · · · · · · · · · · · · · · · · ·				x _a		##\$!		TOWA .					
Assessor Co	mments	s and K	eason for A	djust	ment										_					
W.D																				
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Comments fi	Comments from								men	ts:			. 662		-w					
0003245	01													_						
																(Contin	ie on	back)		

NEBRASKA

Real Estate Transfer Statement

190

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

FORM 521

The deed will not be recorded unless this statement											
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 10 Day 23 Yr. 2024 4 Date of Deed Mo. 10 Day 23 Yr. 2024										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Lyndell J. Morlang	Grantee's Name (Buyer) R Enterprise LLC										
Street or Other Mailing Address	Street or Other Mailing Address P O Box 102										
City Blue Hell WE 68930	City State Zip Code Blue Hill NE 68930										
Phone Number (402) 756-2005	Phone Number Is the grantee a 501(c)(3) organization? Yes (269) 953-2030 If Yes, is the grantee a 509(a) foundation? Yes V No										
Email Address n/a	Email Address n/a										
7 Property Classification Number. Check one box in categories A and B. Check C if											
(A) Status (B)	Property Type (C)										
Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt										
	d Contract/Memo Partition Sheriff Other										
Sill of Sale Corrective Easement Lea											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary										
	r Trust Partition Satisfaction of Contract Other (Explain)										
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)										
Yes Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other										
Brothers and Sisters Grandparents a	and Grandchild Spouse										
Ex-spouse Parents and Ch	Account 1										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
4,950.00	☐ Yes										
16 Does this conveyance divide a current parcel of land? [] Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V Yes Ruhter Auction & Rea No										
18 Address of Property 1006 W Maple St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee										
Blue Hill, NE 68930											
18a No address assigned 18b Vacant land											
Lots Nine (9) and Ten (10) Block Two (2) Sweezy's	Addition to Blue Hill, Webster County, Nebraska										
21 If agricultural, list total number of acres transferred in this transaction	4.050'00										
22 Total purchase price, including any liabilities assumed.	22 \$ 4,950;.00										
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions)										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)											
as if this transfer is exempt from the documentary etamp tax, list the exemption rumber	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)										
27 If yes, is the required affidavit attached to this filling?											
and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, and correct, (269) 953-2030										
Ricky Myers, Member, R Enterprise LLC Print or Type Name of Grantee or Authorized Representative	Phone Number										
Signature of Grantee or Authorized Representative	Grantee 10/23/2024 Date										
here Signature of Grantee or Authorized Representative Register of Deed's Use Or											
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data										
Mo. 10 Day 24yr, 24 \$ 11.25	BK 2024 / 1942										
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										

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 at day of Oct A.D., 20 at 9:13 o'clock a.m. Recorded in Book 20ay on Page 1942 County Clerk	BOOK 2024 PAGE 1942
IndCompAssessorCarded	NEBRASKA DOCUMENTARY STAMP TAX Date
Return to: Southern Title, LLC P O Box 221 Red Cioud, NE 68970	
WARRANTY	DEED
Lyndell J. Morlang, a single person, Grantor, in consother valuable consideration received from Grantee, liability company, convey to Grantee, the following Stat. 76-201):	R Enterprise LLC, a Nebraska limited
Lots Nine (9) and Ten (10), Block Two (2), S County, Nebraska	Sweezy's Addition to Blue Hill, Webster
Grantors covenant, jointly and severally, with Grante	ee that Grantors:
 are lawfully seised of such real estate an have legal power and lawful authority to warrant and will defend title to the real example. 	
Executed October 23, 2024.	
Lyndell J. Morlang by Catherine A. Valdez, her Attor	erine A. Valdey, ATTY in Fact
STATE OF NEBRASKA)) ss. COUNTY OF ADAMS)	

The foregoing instrument was acknowledged before me on October 23, 2024 by Catherine A. Valdez, as Attorney-in-Fact for Lyndell J. Morlang, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			School District Code												
91	M	H	5		10	/24/2024	Base: 9	1-0	002		Affil	iated:	ified:								
Location	\mathbf{D}	Sale	Number	U:	seab	llity & Code#						Parcel 1	Number								
0026058	306				1.		GeoCde	Twn	R	ng	Sect	Qrt	Subdiv		Area	Blk	Par	cel			
	j D	ate of S	ale Assessed	l Val	ue		4371				00	0	0000	0	y euro neco	000	00	00			
Land		Imp	orovements			Total .		Date of Sale Property Classification Co									ode				
			8,24	0		8,240	Status	Status Property Type Zoning Location City Size								y Size	Parcel Size				
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 3	B)	0	1	(C) 1	D) :	-	E)	6	ASSESSED TO SECURE	0			
						Residential		19.4					Comm	erci	al 🗀	Control in					
	Mul	tiple Im	provements:	Multiple. Improvements. :						Multiple. Improvements.:											
		Consti	uction Date:	Const	tructio	n Date: 198	88		Cons	tructi	ion Da	te:				•					
			Floor:	Floor	Sq. F	t.: 1,2:	16		Floor	Sq.	Ft.:										
		Buildir	g Cost New:	Cost	:	50,6	50		Cost												
Single Family	Style:	100		Resi	denti	al Condition: 20)		Com	mei	cial ()ccupan	cy Code:								
(100) ★ Mol	bile Hon	ne		(10)		Wom Out			Prim	агу:		O	herl:			Other2:					
(101) □ One	Story			(20) 🗷 Badly Worn					Commercial Construction Class:												
(102) □ Two	Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame											
(103) □ Spli	t Level			(40)		Good			(2)		Rein	forced C	oncrete l	'ram	е						
(104) 🗆 1 1/2				(50)		Very Good			(3)		Mas	onry Bea	ring Wal	s							
(111) 🗆 Bi-L				(60)		Excellent		Charles and	(4)		Woo	od or Ste	el Frame	Ext	. Wall	s					
(106) □ Oth	Commission of the state of the	Seemblin into the	er andrewsking in 2 of 10 to 2						(5)		Meta	al Frame	and Wal	s							
Townhouse or		Style:		Residential Quality: 20							Pole	Frame	U-6.27423 - 1								
(301) One				(10)					Cost Rauk: Condition:												
(302) □ Two				(20) 🗷 Fair					(10)		Low			(10)) 🗆	Worn	Out				
(307) 🗆 1 1/2				(30)		Average			(20)		Average			(20)) [Badly	ly Wom				
(308) 🗆 Split				(40)		Good									Аvетаş	ge					
(309) 🗆 2 1/2				(50)		Very Good			(40)	(40) ☐ High (40) ☐ Good											
(304) □ One				(60)	V-027	Excellent	v ditari lin assistanta ilar	v.e302257a						(50)		Very (
(305) 🗆 Two	Story D	ouplex		91. E.			-							(60)) 🗆	Excelle	ent				
Assessor's													· vom···								
Assessor Co	mment	s and R	eason for A	djust	men	<u>t:</u>															
521 MH							·														
			<u></u>			a															
																					
Comments fr	rom						(omm	ents:							· · · - · · · · · · · · · · · · · ·					
0026058														•							
																(Contin	me on b	ack)			

Manufactured Housing Transfer Statement Good Life Great Service • To be filed with the County Treasurer. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. 1 County Name 2 County Number 3 Date of Sale Webster 91 10 2024 Mο Dav 5 Seller's Name, Address, and Telephone (Please Print) 6 Buyer's Name, Address, and Telephone (Please Print) Seller's Name Buver's Name Dwayne Lorence and Sheila M. Lorence Moxana, LLC Current Mailing Address (Number and Street or PO Box) Current Mailing Address (Number and Street or PO Box) 26051 Hwv 36 544 N Seward Street Citv State Zip Code City Zip Code Lebanon KS 66952 Red Cloud NE 68970 Daytime Phone Email Address Daytime Phone Email Address (785) 282-0431 n/a (254) 718-9674 n/a 7 Type of Transfer ✓ Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain.) 8 Was ownership transferred in full? (If No, explain the division.) 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) V YES 10 Was the sale between relatives? (If Yes, check the appropriate box.) YES NO NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership Grandparents and Grandchild Brothers and Sisters Other_ Self Parents and Child 11 What is the current market value of the manufactured housing? 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) \$3,210,00 NO Ne 13 Was the sale through an real estate agent or title company? NO If Yes, include the name of the agent: Southern Title, LLC YES 14 Length (Without Hitch) 15 Width 16 Make 17 Model 18 Year Champion Home Builders Co. 1988 19 Vehicle Identification Number 0581433671 20 Situs address of the Manufactured Home Before Sale 21 Name and Address of Person to Whom the Tax Statement Should be Sent 925 N Elm Street Moxana, LLC Red Cloud, NE 68970 544 N Seward Street 20a Situs address of the Manufactured Home After Sale Red Cloud, NE 68970 925 N Elm Street Red Cloud, NE 68970 22 Name and Address of the Land Owner 23 Legal Description of the Land Moxana, LLC Lots Five (5), Six (6), Seven (7) and Eight (8), Block 544 N Seward Street Fourteen (14), Smith and Moore's Addition to Red Cloud, Red Cloud, NE 68970 Webster County, Nebraska 3,210,00 24 Total purchase price, including any liabilities assumed..... 24 25 Was non-real property included in the purchase? YES NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)

25c Set-up Costs ______ | 25c | 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.

Mark Van Beber, Member, Moxana, LLC

Print or Type Name of Buyer or Authorized Representative

Grantee

10/2 4/2024

Date

Date

25a

25b

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.

sign

here

25a Furnishings



State of Nebraska

Application for Certificate of Title

1 Vehicle Desc	ription					Fee \$10.00
☐ Salvage ☐	Previously Sa	lvaged	d	Non-Transfe	rable	nufacturer Buyback
Vehicle Identification Numb	er	Year	Make		Model	
0581433671		1988	CHA	MPION HOME	XXXXX	
Body Style	Color	GVWR	# c	f Passengers	Taxi Use	Limousine Use
MANUFACTURED	GRAY	0	0		☐Yes ☒ No	☐Yes 🗷 No
2 Owner/Appl	icant Informa	tion (if more than th	ree (3).	please attach a seco	and application)	
one owner? No (probate will be	o you wish clear in required to transfer to co-owi	rights of survivorship to ownership - owner name ner upon presentation of o	o be trai es separa	nsferred to the survited with "And")	iving owner(s) in the	
MOXANA, LLC						•
Nebraska Driver's Lice	ense Number	Soc. Sec. Numbe	er	Employer Identi		Date of Birth
Second Owner Name o	r Business Nar	ne				Check here if spous of owner 1.
Nebraska Driver's Lice	ense Number	Soc. Sec. Numbe	r	Employer Identif	fication Number	Date of Birth
Third Owner Name or	Business Name	e				Check here if spous of owner 1 or 2.
Nebraska Driver's Lice	ense Number	Soc. Sec. Numbe	r	Employer Identif	fication Number	Date of Birth
Transfer on Death Ben If indicated, upon death of las 1st TOD			will trans 2nd			
Owner's Residential Addi 544 N SEWARD ST RED Owner's Mailing Address	ress, City, State, CLOUD NE 689' , City, State, Zip	70-2341 o (if different)				
3 Lien Information this vehicles		and the second of the second o			And the state of t	Fee \$7.00 rument with this application.
Primary Lender Name:				Primary Lend		rument with this application.
Primary Lender Address:		·				
If there is a lien, are you a not the undersigned being duly sweetnessingly making a false state certificate of title. Any purchas of the control of the con	vorn attest and affir ement or concealing	m the information provid ga material fact in this ap	ed on the plication informat Signat	s application is true a can result in a fine, i	and complete. Use of mprisonment or both	f a false or fictitious name,
Signature, Owner 3			Date			
All owners listed above shall si ne/she is handicapped or disabl tate title when ownership is no	led or is too young	to sign, a parent, legal gua	co-own ardian, f	ers are spouses, one s oster parent or agent i	spouse may sign; who may sign; and if trans	ere an owner provides proof sferring from an out-of-



MESTA CONTRACTOR

Vehicle Identification Number

Year Make/Model

0581433671

1988 CHAMPION HOME BUILDERS CO. / XXXX

Previous Title

NE-N0005073633

Body Style Color

MANUEACTURE

GRAY

Mail To

MOXANA, LI

544 N SEWARD ST: RED CLOUD NE 68970-2341 Purchase Date Issue Date

24-Oct-2024 25-Oct-2024

Residential Address 544 N SEWARD ST

RED CLOUD NE 68970-2341

Owner Name(s) MOXANA, LLC

PURCHASER'S INFORMATION

The understaned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and described therein to the following papers.

[certify to the best of my knowledge the adometer reading is the actual mileage of the vehicle unless one of the following statements is checked: a vehicle described within the Certificate of Titles never sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle

2 1. The mileage stated is in excess of its mechanical limits.

ODOMETER READING

CAUTION:
READ CAREFULLY
LBEFORE YOU
CHECK A BLOCK

2. The odometer reading is not the actual mileage.

PRINTED NAME OF PURCHASER(S)

WARNING - ODOMETER DISCREPANCY.

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

SIGNATURE OF SEELER SIGNATURE OF SELLER

STATE

I'AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County WEBSTER

Title Number N0005127470

Witness My Hand And Official Seal The Date Shown

County Official

SEAL



<u>VOID IF ALTERED OR DUPLICATE ISSUED</u>

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date			1965 - 1766 1865 - 1766	renie.	Arris II. Grafia		Sch								
91	20	24	1959		10/	24/2024	Base: 9	1-(0002	2	Affiliated: Unif								
Location	ID	Sale	Number	Ü	seabili	y & Code #					P	arcel 1	Number	X 6					
0001284	100		191	1			GeoCde	Tw	n F	tng /	Sect	Qrt	Subdiv	A	rea	Blk	Parc	cel	
	D:	ate of S	ale Assessed	Val	ue	mental a	4371				00	0	10020)		014	000	00	
Land		Imp	orovements		i karanta	Total			Date	ate of Sale Property Classification Code									
2	,035		2,26	55 4,300			Status	F	roper	ly Ty	oe e	Zoning	Locati	on	City	/ Size	Parcel	Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	В) (01	С) 1	D) 1	2.334	E)	6	F) 2	2	
						Residential			1000			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Comme	rcia	I .				
	Mul	tiple Im	provements:	Multi	iple. Impi	ovements.:			Mult	tiple.	Improve	ments.:						120.150.200	
	Constr	uction Date:	Cons	truction I	Date :			Cons	struct	ion Date						-			
A STATE OF THE STA	ries Zer	Transport Berger	Floor:	Floor	Sq. Ft. :				Floo	r Sq.	Ft.:								
		Buildir	g Cost New:	Cost	:				Cost:										
Single Family	Style:			Resi	dential	Condition:			Con	amei	cial O	ccupan	cy Code:	Self ye			ja terik		
(100) 🗆 Mol	bile Horr	ne		(10)	·	Worn Out	Prin	nary:		Ot	her1:		<u> </u>	other2:					
(101) 🗆 One	Story			(20)		Badly Worn			Con	umei	cial C	onstruc	tion Clas:					and and	
(102) 🗆 Two	Story			(30)		\verage			(1)		Firep	roof Str	uctural St	el Fr	ame				
(103) 🗆 Spli	t Level	-		(40)		Good			(2)		Reinf	orced C	oncrete F	rame					
(104) 🗆 1 1/2	2 Story			(50)	T	/ery Good			(3)		Maso	nry Bea	ring Walls	3					
(111) 🗆 Bi-I	Level			(60)		Excellent			(4) U Wood or Steel Framed Ext. Walls										
(106) 🗆 Oth						e de la companya de La companya de la co			(5)		Metal	Frame	and Walls						
Townhouse or	Duplex	Style:		Resi	dential	Quality:	+ processors		(6)		Pole 1	Frame							
(301) 🗆 One	Story			(10)		ω₩			Cos	t Raı	ık:		478724	Con	ditio	n:			
(302) □ Two	Story			(20)		air			(10)) 🏻	Low			(10)		Wom	Out		
(307) 🗆 1 1/2	2 Story			(30)		\verage			(20)) 🗆	Avera	ige		(20)		Badly	Wom		
(308) 🗆 Split	t Level			(40)		Good			(30)) 🗆	Abov	e Avera	ge	(30)		Averag	ge		
(309) 🗆 2 1/2	2 Story			(50)	□ <i>'</i>	ery Good			(40)) 🗆	High			(40)		Good			
(304) 🗆 One	Story D	uplex		(60)		Excellent								(50)		Very (Good		
(305) □ Two	Story D	uplex												(60)		Excelle	ent		
Assessor's	Adjus	stment	to Sale Pr	rice	(+ or	-):													
Assessor Co	mments	s and R	eason for A	djust	tment:														
WD																			
<u>-</u>																			
Comment		-					•	10	no-4										
Comments fi								.vmi	nents	•									
J J J T T D T																· · · · · · · · · · · · · · · · · · ·			
																(Contin	nue on ba	ack)	

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statement	nt is signed and items 1-27 are accurately completed.								
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 10 Day 24 Yr. 2024 4 Date of Deed Mo. 10 Day	24 _{Yr.} 2024							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Dwayne Lorence and Sheila M. Lorence	Grantee's Name (Buyer) Moxana, LLC								
Street or Other Mailing Address 26501 Hwy 36	Street or Other Mailing Address 544 N Seward St								
CityStateZip CodeLebanonKS66952	City State Red Cloud NE	Zip Code 68970							
Phone Number (785) 282-0431	Phone Number Is the grantee a 501(c)(3) organize (254) 718-9674 If Yes, is the grantee a 509(a) foun								
Email Address n/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.								
) Property Type	(C)							
Improved ✓ Single Family Industrial Improved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Mineral Interests-Producing Exempt	Mobile Home							
	and Combrant Manage Destriction Destriction								
	nd Contract/Memo Partition Sheriff O ase Personal Rep. Trust/Trustee	ther							
	neral Quit Claim Warranty	3							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Auction Easement Gift		nsfer on Death stee to Beneficiary							
		ner (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 us								
Yes No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,									
	and Grandchild Spouse								
Ex-spouse Parents and C									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)							
2,790.00	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? of the agent or title company contact.) Ves Southern	(If Yes, include the name Title, LLC No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent							
925 N Elm Street	Grantee								
Red Cloud, NE 68970	*								
18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.) Lots Five (5), Six (6), seven (7) and Eight (8), Block Fourteer County, Nebraska	n (14), Smith and Moore's Addition to Red Clou	ıd, Webster							
21 If agricultural, list total number of acres transferred in this transaction	·								
22 Total purchase price, including any liabilities assumed.		6,000¦.00							
23 Was non-real property included in the purchase?	00 6	3,210,00							
Yes \(\sum No (If Yes, enter dollar amount and attach itemized list.) (see instr		2,790,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
27 If yes, is the required affidavit attached to this filing?									
Under penalties of law, I declare that I have examined this statement and	hat it is, to the best of my knowledge and belief, true, complete, ar	id correct,							
and that I am duly authorized to sign this statement. Mark Van Beber, Member, Moxana, LLC		(254) 718-9674							
Print or Type Name of Grantee or Authorized Representative		Phone Number							
sign Mak Vay Babe Merches	Grantee	10/13/2024							
Signature of Grantee or Authorized Representative	Title	Date							
Register of Deed's Use O	nly	For Dept. Use Only							
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data								
Mo. 10 Day 25 Yr. 24 \$ 6.75	BK 2024 & 1959								
Nebraska Department of Revenue		v. Stat. §§ 76-214, 77-1327(2)							

	BOOK 2024 PAGE 199
State of Nebraska ss. County of Webster	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 25 day of 0 C+ A.D., 20 24 at 9:53	-
o'clock a M. Recorded in Book 2024 on Page 1959	NEBRASKA DOCUMENTARY
10.00 County Clerk 10.00 Deputy	Date STAMP TAX
IndCompAssessorCarded	19 By Q)
Return to: Southern Title, LLC	
P O Box 221 Red Cloud, NE 68970	
WARRA	NTY DEED
Dwayne Lorence and Sheila M. Lorence, husbar DOLLAR (\$1.00) and other valuable considerat Nebraska limited liability company, convey to 0 defined in Neb. Rev. Stat. 76-201):	ion received from Grantee, Moxana, LLC, a
Lots Five (5), Six (6), Seven (7) and Eig Addition to Red Cloud, Webster County	ght (8), Block Fourteen (14), Smith and Moore's v, Nebraska
Grantors covenant, jointly and severally, with G	rantee that Grantors:
(1) are lawfully seised of such real estate(2) have legal power and lawful authority(3) warrant and will defend title to the real estate	te and that it is free from encumbrances; ity to convey the same; real estate against the lawful claims of all persons.
Executed Office 24, 2024.	
Duzze Lorence	Sheila M. Lorence
STATE OF NEBRASKA)) ss.	

October 24, 2024 by The foregoing instrument was acknowledged before me on Dwayne Lorence and Sheila M. Lorence, husband and wife.

)

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

COUNTY OF WEBSTER

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok 💹	Page	Sa	le Date					School District Code							
91	20:		1960	10/2	6/2024	Base: 6	55-00	11	Aff	liated:			Unified:				
Location	ID.	Sale	Number	Useabilit	y & Code #					Parcel	Nun	aber					
0012044	00		192	4	05	GeoCde	Twn	Rng	Se	Sect Ort		ubdiv	Area	Blk'	Pa	ircel	
	D	ate of S	ale Assessed N	/alue		4241	3	9	1	11 0		0000	1	000	19	85	
Land		Imp	provements]	Cotal		D	ate of	Sale	Propert	y Cl	assific:	ation Code				
413,	,250				413,250	Status	Prop	erty Ty	pe	Zoning		Location	n City Size		Parc	el Size	
	5	Irrigat	ion Type:			A) 2	В)	05		c) 5	I)) 3	E)	0	F)	10	
LCG		į	ACRES:	VA	LUE:		LCG			ACI	RES:			VAL	UE:		
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gl		45.	000			69,	750	
	1A							1	G								
	2A1							20	3 1		1.	000	1,45				
	2A					2G					8.	000			11,	600	
	3A1							30	31		6.	000			8,	700	
	3A							3	G								
	4A1							40	31								
	4A								IG								
DRYLAND) 1D1					S	Shelterbe	lt/Timb	er								
	1D		97.000		266,750			Accretic	on								
	2D1							Was	_								
	2D		16.000		44,000			Oth	-								
	3D1					AGL	AND T		-	11		000	ACCIONACIONES		13,2	250	
	3D							Roa			3.	000					
	4D1							arm Sit	+				:				
	4D		4.000		11,000			ome Sit	_								
		KATAST SAT				******	R	ecreation	\dashv								
	wellings uildings	15 25 M				Mar	n-AG T	Oth			2	000					
Outo	mmigs	3422				1101	I-AG I	OIA	L		٥.	000					

Assessor's Adjustm	ent to Sale	Price (+	or	-):	Т	otal Recapture Value:	
Assessor Comments an	d Reason for	Adjustmer	ıt:				
QCD; TRANSFER	BETWEEN	PARENT	&	CHILD			
				,			
Comments from					Commen	ts:	
001204400							
							(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 statemen	t is signed and items 1-27 are accurately completed.	1
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer 4 Date of Deed	00 0004
		, <u>26 </u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
See attached.	Dwayne L. Reiman, Trustee of the Dwayne L. Re	iman Revocable Tru s
Street or Other Mailing Address P.O. Box 56	Street or Other Mailing Address P.O. Box 56	
City State Zip Code Lawrence NE 68957	City State	Zip Code
Phone_Number	Lawrence NE Phone Number Is the grantee a 501(c)(3) organize	68957 ation? Yes No
NA Email Address	If Yes, is the grantee a 509(a) four	ndation? Yes No
NA	Email Address NA	
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.	
) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
IOLL Commercial Recreational		ł
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee	Julet
	neral	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Auction Easement Gift		ansfer on Death
		ustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	ther (Explain)
✓ Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Othe	er
☐ Brothers and Sisters ☐ Grandparents : ☐ Ex-spouse ✔ Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \
413,250.00	☐Yes ✓ 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
∐ Yes ☑ No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
	Same as grantee.	
18a 🔽 No address assigned 18b 🗌 Vacant land		•
20 Legal Description (Attach additional pages, if needed.)		
See attached.		
190		
21 If agricultural, list total number of acres transferred in this transaction 180	•	4100
22 Total purchase price, including any liabilities assumed		1;00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ictions) 23 \$	i
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 S	1;00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	vithin a county or other geographic area with an active air force ballistic m	nissile field? (See Instructions)
Yes V No		(4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.
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 t	hat it is, to the best of my knowledge and belief, true, complete, a	and correct,
and that I am duly authorized to sign this statement. Pierce D. Fiala		(402) 834-3300
sign Print or Type Name of Grantae or Authorized Representative		Phone Number
	Attorney at Law	10/28/2024
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or		For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ \text{S} \text{S} \text{S}	BK 2024 R. 1960	
Mo. Day Day Yr, Day		i .
Nebraska Department of Revenue		ini Stat 68 78-21/ 77:1907/0)
Nebraska Department of Revenue Form No. 95-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Granton Rotain a conv. of the	Authorized by Neb. F	lev. Stat. §§ 76-214, 77-1327(2)
· · · · · · · · · · · · · · · · · · ·	Authorized by Neb. F	

Item 5: Grantor's Name, Address, & Telephone

Name:

Terry L. Reiman and Jolene Jarecki, husband and wife, Justin Betty and Lisa M. Betty, husband and wife, and Tom Rowland and Tina A. Rowland, husband and

wife

Item 20: Legal Description

The Southwest Quarter (SW $\frac{1}{4}$) and West Half of the Southwest Quarter of the Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6^{th} P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/28/24 \$ Ex05a By AS Bk 2024, Pg 1960

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 28 day of October A.D., 2024, at 11:16 o'clock AM. Recorded in Book 2024 on Pages 1960-1963

Albert Lynceth (

County Clerk

Fee: \$28.00 By: AS Deputy Electronically Recorded

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

QUITCLAIM DEED

Terry L. Reiman and Jolene Jarecki, husband and wife, Justin Betty and Lisa M. Betty, husband and wife, and Tom Rowland and Tina A. Rowland, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to Dwayne L. Reiman, Trustee of the Dwayne L. Reiman Revocable Trust dated November 2, 1994, and any amendments thereto, *Grantee*, the following described real estate (as defined in NEB. REV. STAT. §76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) and West Half of the Southwest Quarter of the Southeast Quarter (W ½ SW ¼ SE ¼) of Section Eleven (11), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

EXECUTED: October 21e, 2024.

(Signature Pages Follow)

Terry L. Reiman, Grantor

State of I Division

State of I Division

State of Longsky) ss.
County of Buffalo)

The foregoing instrument was acknowledged before me this 24 day of october, 2024, by Terry L. Reiman and Jolene Jarecki, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska
NANCY KRUEGER
My Comm. Exp. June 2, 2028

Alance Karana

Alanes Krueger
Printed Name, Notary Public

Justin Betty, Grantor

Lisa M. Betty, Grantor

State of New)

County of Klanny

The foregoing instrument was acknowledged before me this 23 day of October, 2024, by Justin Betty and Lisa M. Betty, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska ROB ARMSTRONG My Comm. Exp. June 13, 2028 Signature, Notary Public

Printed Name, Notary Public

Tom Rowland, Grantor

State of Alexand)
Ss.

County of Alexand

The foregoing instrument was acknowledged before me this Alexand

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Printed Name, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok .	Page	Sale Date				School District Co							de				
91	20	24	1964		10,	/28/2024	Base: 9	91-	0074		Affilia	ited:			Unified:				
Location	\mathbf{D}_{\circ}	Sale	Number	Useability & Code #						P	arcel l	Number							
0008032	200		193		1		GeoCde	Ťw	n Rı	ıg	Sect	Qrt	Subdiv		rea	Blk	Pa	rcel	
	D	ate of S	ale Assesse	d Val	ue		4373				00	0	5000	5		012	00	00	
Land		Imp	rovements	14 A		Total			Date	ate of Sale Property Classification Code									
2	,390		3,34	.5		5,735	Status	ī	roperty	Туј	pe Zoning Locati			ion	on City Size			l Size	
Assessor Lo	cation:	COWL	ES (COW	')			A) 1	В	0	1	C)	1	D) :	L	E)	8	F)	4	
			- 92 molto 24 molto			Residential			1.00		7		Comm	erci	al 🦠	in the second			
- 1 Pp + 25 (4.0)	Mul	tiple Im	provements	Mult	iple. Im	provements.:			Multi	ple.	Improve	ments.:		649 (S) (1 S)	- W. Co To Co.	acci, i terci per universa	, percentage,	Section section	
1 (1 to 1		Constr	uction Date	Cons	struction	Date: 18	80		Const	ructi	ion Date	·:							
			Floor	Floor	r Sq. Ft.	.: 9	12		Floor	Sq.	Ft. :								
Building Cost New					:	90,9	35		Cost										
Single Family	Style:	101		Res	identia	d Condition: -1	0 0		Com	mei	rcial O	ccupan	cy Code:			ac vilue			
(100) □ Mo	bile Hon	ne		(10)) Æ	Worn Out			Prim	ary:		Ot	herl:		(Other2:			
(101) 🗷 One	e Story			(20)) 🗆	Badly Worn			Com	mer	cial Ce	onstruc	tion Cla	ss:	13	4.5	id ig And bed		
(102) 🗆 Two	o Story			(30)) 🗆	Average			(1)		Firep	roof Str	uctural S	teel F	rame				
(103) 🗆 Spli	it Level	,		(40)		Good			(2)		Reinf	orced C	oncrete :	Frame	9				
(104) 🗆 11/	2 Story			(50)		Very Good			(3) Masonry Bearing Walls										
(111) 🗆 Bi-I	Level			(60)		Excellent	···		(4)) 🔲 Wood or Steel Framed Ext. Walls									
(106) □ Oth				1000	(C. 70.)				(5) Metal Frame and Walls										
Townhouse or	r Duplex	Style:		Res	identia	l Quality: 30		1	(6)		Pole l	Frame							
(301) 🗆 One	Story			(10)		Low			Cost	Rai	ık:	M.690		Co	aditic	n:	大型 有效的		
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low			(10)) 🗆	Worn	Out		
(307) 🗆 11/	2 Story			(30)	Æ	Average			(20)		Avera	ige		(20)) 🗆	Badly	Worn		
(308) 🗆 Spli	it Level			(40)		Good			(30)		Abov	e Avera	ge	(30)		Avera	ge		
(309) 🗆 21/				(50)		Very Good			(40)		High	Salah Sa	Chiff Child Strandenson	(40)		Good			
(304) □ One				(60)		Excellent	500 800 800 800							(50)		Very (
(305) 🗆 Two	o Story I	Duplex					*				4.4	53.44		(60)) 🗆	Excell	ent		
Assessor's							· · · · · · · · · · · · · · · · · · ·												
Assessor Co	mment	s and R	eason for A	∖djus	tment	•													
QCD																			
Comments f	- man							702	ments:										
0008032							•	UUU	eichts.			-							
	- 																	$\neg \neg$	
									·			·				(Conti	nue on	back)	

15210

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

	The deed w	ill not be red	ss this	t is signe	ed and it	ems 1-27 a	are accura	ately comple	ted.						
1 County Name	abatan 01	2 County Nu	mber			3 Date of Sale/Transfer 4 Date of Deed									
	ebster - 91	hana (Diagon F	Dutus)			Mo. 10 Day 28 Yr. 2024 Mo. 10 Day 28 Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print)									
5 Grantor's Name, Ad Grantor's Name (Selle		none (Please F	rint)				s Name (B		па тегерпо	ne (Please Pri	nt)				
Molina Sanchez						Abraha	ım E. Ġı	uzman							
Street or Other Mailing 506 S Hastings		01.1				415 E		iling Address	S						
^{City} Hastings		State NE		Zip 689	Code 01	City Hasting	js			State NE		Zip Code 68901			
Phone Number (402) 902-0021						Phone N (661) 8	umber 02-2755			e a 501(c)(3) org grantee a 509(a					
Email Address n/a						Email Ad n/a	dress	•							
7 Property Classific	ation Number. Ch	eck one box in	categories A	A and B.	Check C if	property i	s also a r	nobile home	9.						
(A) Status					(B)	Property	у Туре					(C)			
✓ Improved	✓ Single Far		Industrial			Mineral	Interests-	Nonproducir	ng	State Asses	ssed	Mobile Home			
Unimproved	☐ Multi-Fam		Agricultur			Mineral	Interests-	Producing		Exempt					
8 Type of Deed	Conservator	ıaı	Recreation	onai Distribution		-d Ot	M. 4			01 '"					
Bill of Sale	Conservator		=	Distributioi Easement		nd Contrac	/Memo	Partition Personal		Sheriff Trust/Trustee	U Other_				
	Death Certificat	e – Transfer on		Executor	Min		i	✓ Quit Clai		Warranty	:-				
9 Was transfer par kind exchange (I. Exchange) by buye	t of IRS like-	10 Type of Trai	n sfer Dis	tribution	Forecle	osure	Irrevocab	le Trust	Revocable 7	Trust	Transfer	on Death			
		Auction	=	sement	Gift	_	Life Estat		Sale			to Beneficiary			
Buyer 11 Was ownership tran	Seller ✓ No	Court De	20 5 5 5	change	Granto	r Trust	3 200,000,000		TARREST MACHINE TO THE PROPERTY OF THE PARTY	of Contract	Other (E	te the intended use.)			
	No	vo, explain the c	ivision.)				1 _	V Yes □	No No	u ioi same use:	r (II NO, Sta	te trie interided use.)			
13 Was the transfer be	tween relatives, or	if to a trustee, a	re the trustor	and bene	eficiary rela	tives? (If Ye			_						
☐ Yes ✓	No 🔲 Aunt or	Uncle to Niece	or Nephew	Fam	ily Corp., P	artnership,	or LLC	Self			Other				
	=	s and Sisters		_	ndparents a		hild	Spou	se						
	Ex-spot	-6000000		Pare	ents and Ch				parent and						
14 What is the current 5,735.00	market value of the	real property?					,			ate the amount		st rate.)			
16 Does this conveyand	ce divide a current	parcel of land?				17 Was t				t or a title comp		s, include the name			
Yes 🗸		F						itle company		Yes		Vo			
18 Address of Property	6					19 Name	and Addr	ess of Perso	n to Whom	the Tax Stateme	ent Should	be Sent			
201 Cowles Mai Cowles, NE 689						Same	as G	rantee							
18a No address as		Vacant land	ď												
20 Legal Description (A	ttach additional pa	ges, if needed.)												
See attache	ed														
21 If agricultural, list to	tal number of acre	s transferred in	this transaction	on											
22 Total purchase pric	e, including any lia	bilities assumed	d				******			. 22 \$		10,500,00			
23 Was non-real proper												0,00			
	o (If Yes, enter doll								*******	23 \$		10,500,00			
24 Adjusted purchase25 If this transfer is exc26 Is an affidavit as desc	empt from the docu	umentary stamp	tax, list the e	exemption	number _				ea with an ac		stic missile fi				
Yes V	No						~•1 1000 B 3005ki		AND PROPERTY OF THE PARTY.			announce (Vel) as a month of a contract of the			
27 If yes, is the req	uired affidavit attach	ed to this filing?	Yes	No											
	enalties of law, I o			this state	ment and th	nat it is, to	the best o	f my knowled	dge and beli	ief, true, comple	ete, and co	rect,			
■ Kory	McCracke	en										02) 746-3613			
sign	Type Name of Gran	tee or Authoriz	ed Represent	tative		۸ 44 م	01/					one Number			
	re of Grantee of Au	thorized Repres	sentative			Attorn	υ				10 Da	0/28/2024 te			
			Register o	of Deed's	s Usa On	lv					Fo	r Dept. Use Only			
28 Date Deed Recorded	1 1	29 Value of Sta				30 Record	ding Data	-	10		10	Dept 03e Only			
Mo. 10 Day 6	8 Yr. 2004	\$ 24	75			BK	200	4 Pc	MI	4					
Jahraaka Danartment of Da	ioniio								1	Australian d buch		00 70 011 77 1007(0)			

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Twelve (12), Original Town of Cowles, Webster County, Nebraska.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of CoxOL A.D., 2021, at 2/12 o'clock M. Recorded in Book 2021 on Page 1001 County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10/32/3004
\$24.75 By QUA

QUITCLAIM DEED

Molina Sanchez, a single person, who has been single at all times since the property was conveyed to him by deed in Book 2023, page 1907, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Abraham E. Guzman, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Twelve (12), Original Town of Cowles, Webster County, Nebraska.

Executed October Z7, 2024.

Felipe A Molin Sonet

Molina Sanchez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October **28**, 2024, by Molina Sanchez, a single person.

Notary Public

Comm. expires

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

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page			Sale Date	erjejietoroga Seri	School District Code										teat was re-d
91	20	24	1970		10	/3/2024	Base:	65-0	0011	A	ffili	ated:		Unified:				
Location	D	Sale	Number	Ţ	J seabil	ity & Code #					. I	Parcel 1	Numbe	umber				
0006270	01		194		4		GeoCde	Tw	n R	g	Sect	Qrt	Subdi	v .	Агеа	Blk	Pa	arcel
	, D	ate of S	ale Assesse	d Va	lue		4487	is against	10000	2.020 200	00	0	4003	.0	COMPANY OF THE CO.	008	00	000
Land		Imp	orovements			Total	Tariff (p) (4		Date	of Sa	le P	roperty	Class	ificat	tion (Code .	i i	
	905			34.00	ESPERIE CONTROL SCHOOL	905	Status	Ī	roperty	Туре		Zoning	Loca	tion	Cit	y Size	Parc	el Size
Assessor Lo	cation:	GUID	E ROCK	(GR	2)		A) 2	В	engera contractor	242 - 11 - 12 - 12 - 12 - 12 - 12 - 12 -	С		sees including the one	1	E)	7	F)	2
					The state of	Residentia				Strains			Comi		al 🤃			i materia
			provements:	Mu	ltiple. Im	provements.:		(A) (A) ((A)	1	H-2-15-37		ements.:	**************************************	en control	1784 188		\$ 10 KG (10 KG)	Miles mas
Construction Date					struction				Const									
Floor					or Sq. Ft.	:	-		Floor	Sq. Fi	:							
Building Cost New					st:				Cost :									
Single Family	Style:			Re	sidentia	l Condition:			Com	merc	ial O	ccupan	cy Code					
(100) 🗆 Mo	bile Hon	ne		(10	0) 🗆	Worn Out			Prima				herl:			Other2:		
(101) 🗆 One	e Story			(20)) 🗆	Badly Worn			Com	merc	ial C	onstruc	tion Cla	iss:				
(102) 🗆 Two	o Story			(30) 🗆	Average			(1)		Firep	roof Str	uctural :	Steel 1	Frame	!		
(103) □ Spli	it Level			(40		Good			(2)		Rein	forced C	oncrete	Fram	ie			
(104) 🗆 1 1/				(50)) 🗖	Very Good			(3)		Maso	onry Bea	ring Wa	dls				
(111) 🗆 Bi-I				(60)) 🛮	Excellent		Nastrubet 1.0	(4)									
(106) 🗆 Oth	make a control for a control	45 A. 12 A. 18 A. 18	ti o karat na saka makabata na	200					(5)				and Wa	lls				
Townhouse or		Style:	The second second	1		l Quality:			(6)	versions because of	e e chate in idea	Frame	411.01840 445		an negativaki e	ekvikat (1715) od (Jackhers en ja	Edwin 1979 E
(301) One) 🗆	Low							12-345			n:		
(302) Two) 🗆	Fair			(10)					(10		Worn		
(307) 🗆 1 1/				(30	·	Average			(20)					(20		Badly		
(308) □ Spli				(40		Good			(30)			ve Avera	ge	(30	<u> </u>	Averag	ge	
(309) 🗆 2 1/3				(50		Very Good			(40)		High		ASSESTIBLE	(40		Good		····
(304) □ One			·····	(60)) 🗆	Excellent		() () () () () () () () () ()			Ward Walt	ne e		(50	•	Very (
(305) 🗆 Two									1) Cale			(60	<i>I</i>) ⊔	Excelle	ent	
Assessor's																		
Assessor Co																		
QCD; TRANSFER FROM VILLAGE OF GUIDE ROCK																		
																		
		. .																
Comments f	rom						(Comi	nents:				*** * *******				ativitasi sa maan	
0006270	001																	
																(Cambi		haste)
																(Conti	nue on	oack)

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.

	t is signed and items 1-27 are accurately completed.
1 County Name Webster - 91 County Number	3 Date of Sale/Transfer Mo. 10 Day 03 Yr. 2024 Mo. 10 Day 29 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Village of Guide Rock Street or Other Mailing Address	Rodney Hunter Street or Other Mailing Address
120 W Douglas	PO Box 62
City State Zip Code Guide Rock NE 68942	City State Zip Code Guide Rock NE 68942
Phone Number (402) 257-3945	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes VNc
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL ✓ Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Mir	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.
Yes No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	Southern Description of the Section
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
2,000.00 16 Does this conveyance divide a current parcel of land?	Yes V No \$ %
Yes Vo	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
130 W Grant Street Guide Rock, NE	Same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
The West Forty-Four Feet (44') of Lot One (1) and the West One Hundred Four Fe (70)' along the south side thereof on said Lot Three (3) along the east end therof,	eet (104') of Lot Two (2) and Three (3), except a strip One Foot (1') by Seventy Feet all in Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22 \$ 2,000¦00
23 Was non-real property included in the purchase?	0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru 4 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 2	· · · · · · · · · · · · · · · · · · ·
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes V No	
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement. Rodney Hunter	nat it is, to the best of my knowledge and belief, true, complete, and correct,
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign 2 - 2 - Chairman	Grantee 10-29-2
	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 10 Day 29 Yr. 24 \$ EXEMPT #2	BK 2024, fg 1970
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 39 day of 0 A.D., 20 34, at 10:30 o'clock 0 M. Recorded in Book 2024 on Page 1970 County Clerk 0 00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-29-24
SEXEMP# By US

Return to: RODNEY HUNTER, PO Box 62, Guide Rock, NE 68942

QUITCLAIM DEED

VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, a Municipal Corporation organized and existing under and by virtue of the laws of the State of Nebraska, GRANTOR, in consideration of the terms of TWO THOUSAND DOLLARS (\$2,000.00) quitclaims to GRANTEE, RODNEY HUNTER, the following described real estate, (as defined in Neb. Rev. Stat. § 76201):

The West Forty-Four Feet (44') of Lot One (1) and the West One Hundred Four Feet (104') of Lot Two (2) and Three (3), except a strip One Foot (1') by Seventy Feet (70)' along the south side thereof on said Lot Three (3) along the east end therof, all in Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska

Subject to the easements and restrictions of record.

Executed: October 29, 2024

Ron L. Sunday Village Chairperson

YTMN WIL

STATE OF NEBRASKA

COUNTY OF NUCKOLLS

) ss.

The foregoing Quitclaim Deed was acknowledged before me on October 4, 2024, by Ron L. Sunday, Village Chairperson, Webster County, Nebraska.

ABBEY HARIG

General Notary - State of Nebraska My Commission Expires Sep 28, 2028 Noton Bublio

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date							School District Code											
91	20	24	1999	10/2	3/2024	Base: 91-0002 Affiliated: Unified:												
Location ID. Sale Number Useability & Code #							Parcel Number											
002209200 195 4 05						GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Par	cel			
Date of Sale Assessed Value							1	12	20	1	00000	1	000	000	00			
Land Improvements Total						Date of Sale Property Classification Code												
124	,450				124,450	Status	Pro	perty Ty	pe .	Zoning	Location	ı Ci	y Size	Parcel	I Size			
		Irrigat	tion Type:			A) 2	B)	05	C) 5	D) 3	E)	0	F)	9			
LCG			ACRES:	VA	LUE:		LCG			ACF	ES:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	VAL	UE:				
IRRIGATI		1	2200 22000				RASSLA				9.000			13,9	50			
	1.4								lG									
	2A1	I.						20	G1									
	2A							:	2G									
	3A1	l l						36	G1				*					
	3A	1							3G									
	4A1	[40	G1									
	4A	+			· · · · · · · · · · · · · · · · · · ·				4G									
DRYLANI		-	04 000		66.000	;	Shelterb											
	10	-	24.000		66,000			Accreti			4 000			15 0				
	2D1	 		-				Wa: Otl		3	4.000			17,0	000			
	2D 3D1	 				ACI	AND				7.000	<u> </u>	1	24,4	50			
	3D	+				AUL	// III	Roa			3.000			,				
	4D1	+					I	Farm Si				V-500 18 500	nage siedsty		12 50 th			
	4Γ		10.000		27,500			ome Si										
					-			Recreati										
Ī	Owellings	5						Otl	ner									
	buildings					No	n-AG	ГОТА	T		3.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO SPOUSE	
Comments from	Comments:
002209200	
	(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement 199

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

io be med with the Register of Deeds. • Read Instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item n FORM **521**

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
Webster - 91	Mo. 10 Day 23 Yr. 2024 Mo. 10 Day 23 Yr. 2024							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Matthew D. Utecht and Jennifer J. Utecht	Grantee's Name (Buyer) Matthew D. Utecht							
Street or Other Mailing Address 2467 Rd 1625	Street or Other Mailing Address 150 N. Stephens							
City State Zip Code Blue Hill NE 68930	City State Lawrence NE	Zip Code 68957						
Phone Number	Phone Number Is the grantee a 501(c)(3) organization of the grantee a 509(a) found							
Email Address	Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
	Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
		her						
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	erson Rep. Trust/Trustee Personal Rep. Trust/Trustee Personal Rep. Trust/Trustee Personal Rep. Trust/Trustee							
9 Was transfer part of IRS like-kind exchange (IRC § 1031		sfer on Death						
kind exchange (I.R.C. § 1031 Auction Easement Gift		tee to Beneficiary						
Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No	er (Explain) , state the intended use.)						
Yes No	Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)							
	and Grandchild Spouse							
Ex-spouse Parents and Cl	nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and in	toroct rato \						
14 What is the current market value of the real property?	Yes V No \$	%						
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (
Yes No	of the agent or title company contact.)							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent						
	Matthew D. Utecht							
18a ✓ No address assigned 18b Vacant land	150 N. Stephens Lawrence, NE 68957							
20 Legal Description (Attach additional pages, if needed.)	Lawrence, NE 00931							
The North Half of the Northeast Quarter (N1/2NE1/4) of Section Two 6th P.M., Webster County, Nebraska	enty (20), in Township One (1) North, Range Twelve	(12), West of the						
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?	00 0	I.						
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)	1						
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	5a .	ssile field? (See Instructions)						
Yes No 1 If yes, is the required affidavit attached to this filling? Yes No								
Under penalties of law, I declare that I have examined this statement and and their am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, ar	d correct,						
Print or Type Name of Contee or Authorized Representative		Phone Number						
sign Mall A Mor								
here Signature of Grantee or Authorized Representative	Title	Date						
Register of Deed's Use O		For Dept. Use Only						
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data By Opposit Da 1999							
Mo. 10 Day 30 Yr. 24 \$ Exempt #5a Nebraska Department of Revenue	UL 2009. 14	v. Stat. §§ 76-214, 77-1327(2)						

			BOOK <u>2024</u> PAGE 197	٦
numerical index and filed for rec Clerk's office of said county this of OCH A.D., 20 A.D. o'clock A.M. Recorded in Bo on Page 1999 Abboy Hacio Cou	<u>30 day</u> at <u>8 50</u> ook <u>202</u> 4		NEBRASKA DOCUMENTARY STAMP TAX Date 10-30-24 \$ Exempl #59 By V.O.	
RETURN TO: Matthew D. U 150 N. Stephe Lawrence, NE	ns			
	QUITCLAI	M DEED		
whether one or more, whether considerations, receipt of whi Utecht, a married person, GR Stat., Section 76-201): The North Half of Township One (1) N Nebraska.	one or more, in coch is hereby acknown ANTEE, the follow the Northeast Quadrith, Range Twel-	nsideration of one wledged, quitclaim ring described real arter (N1/2NE1/4)	usband and wife, GRANTORS, e dollar and other valuable as and conveys to Matthew D. estate (as defined in Neb. Rev.) of Section Twenty (20), in the 6th P.M., Webster County,	
Executed: October 30, 2024	ł.			
Matthew D. Utecht		Jennifer J. Utec	iter of Utecht	
STATE OF NEBRASKA COUNTY OF worster)) ss.)			
The foregoing instrum by Matthew D. Utecht, husban	ent was acknowled d of Grantor.	ged before me on Notary Public	the 30 day of October, 2024,	
STATE OF NEBRASKA)	roung ruone	General Notary - State of Nebra	ska
COUNTY OF Adams) ss.)		My Comm. Exp. Feb. 12, 20	28.

The foregoing instrument was acknowledged before me on the day of October, 2024, by Jennifer J. Utecht, wife of Grantee.

GENERAL NOTARY - State of Nebraska JAN C. ARMES My Comm. Exp. February 29, 2028

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page		S	ale Date				School District Code									
91	20	24	2000		10/	30/2024	Base:	1-	0074	074 Affiliated: Unified:									
Location	D	Sale	Number	Ţ	Jseabil	ity & Code#		P					Parcel Number						
0003057	700		196		1		GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Ar	ea	Blk	Раг	cel	
	. Da	ate of S	ale Assesso	d Va	lue		4133				00	0	20005			014	000	00	
Land		Imp	orovements			Total		277 277 277	Date	of S	ale Pi	roperty	y Classification Code						
1	,630		41,67	75		43,305	Status		Property	roperty Type Zoning a Location					City Size Parcel Size			Size	
Assessor Lo	cation:	BLUE	HILL ((BH)			A) 1	E	3) 0	3	(C)	3	D) 1]]	E)	6	F) :	1	
			100			Residential							Comme	rcia]	l "ssi				
	Mul	tiple Im	provements	Mu	ltiple. Imp	provements.:			Multi	ple.	Improve	ments.:	3						
		Consti	ruction Date	Cor	struction	Date:			Cons	tructi	ion Date	:	1900						
			Floor	Flo	or Sq. Ft.	•			Floor	Sq.	Ft.:	1	L,144						
1965 July 1		Buildir	ig Cost New	Cos	st:	Access to the second se			Cost				2,550						
Single Family	Style:	200%		10 1000000	, o	l Condition:							cy Code:						
(100) 🗆 Mo	bile Hon	ne		(10)) 🗆	Worn Out			Carrier of States	AND STAN	353	Astronomic State Color (Alexander)	heт1: 53	CONTRACTOR OF	C	Other2:	391	aloeksas k	
(101) 🗆 One	e Story			(20) 🗆	Badly Worn			Con	Commercial Construction Class: 3									
(102) 🗆 Tw	o Story			(30) □ Average					(1)	(1) ☐ Fireproof Structural Steel Frame (2) ☐ Reinforced Concrete Frame									
(103) □ Spl	it Level			(40) Good															
(104) 🗆 11/	2 Story			(50)) 🗆	Very Good			(3)	<u> </u>	Maso	пгу Веа	ring Walls						
(111) □ Bi-l	Level			(60	(60) ☐ Excellent						Woo	d or Ste	el Framed	Ext.	Wall	s			
(106) □ Oth	Service Assesses	er someone de l'orine de	and the second second second second						(5)		Meta	l Frame	and Walls						
Townhouse of	r Duplex	Style:		Re	sidentia	l Quality:			(6) Dele Frame								Politica mas		
(301) 🗆 One	e Story			(10)) 🗆	Low			Cost	Rai	ık: 2	0		Con	ditio	n: 30			
(302) 🗆 Tw	o Story			(20)) 🗆	Fair			(10)		Low	***		(10)		Worn	Out		
(307) 🗆 11/	2 Story			(30)) 🗆	Average			(20)	*	Avera	age		(20)		Badly	Wom		
(308) 🗆 Spl	it Level			(40) 🗆	Good			(30)							E Average			
(309) 🗆 21/	2 Story			(50) 🗆	Very Good			(40)		High	er Janes Janes II	Seria donociones St	(40)		Good			
(304) 🗖 One	e Story D	ouplex		(60)) 🗆	Excellent		o real sold o	The second				6,400-257	(50)		Very (Good		
(305) 🗆 Tw	o Story I	Duplex				A Care								(60)		Excell	ent		
Assessor's																			
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000303	, 00		····																

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11. 5.11.11																(Conti	nue on b	oack)	

NEBRASKA Good Life. Great Service.

FORM

Real Estate Transfer Statement

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

521

The deed will not be recorded unless this statement										
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 2024 4 Date of Deed Mo. 10 Day 30 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Ronald J. Karmazin and Colleen K. Karmazin	Grantee's Name (Buyer) Heather R. Ockinga									
Street or Other Mailing Address	Street or Other Mailing Address 2414 Road 1625									
City Cretna Nitate Lot Jip Code	City State Zip Code Blue Hill NE 68930									
Phone Number 402 - 984 - 5449	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (308) 289-3441 If Yes, is the grantee a 509(a) foundation? Yes V No									
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.									
	Property Type (C)									
✓ Improved Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL ✓ Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt									
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary									
✓ Yes	Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
Yes Aunt or Uncle to Niece or Nephew Family Corp., Pa	artnership, or LLC Self Other									
Brothers and Sisters Grandparents a										
Ex-spouse Parents and Ch	and the parameter was during an experience.									
14 What is the current market value of the real property? 15,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%									
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V Yes Southern Title, LLC No									
18 Address of Property 537 W Gage Street Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Fourteen (14), Original Town	n of Blue Hill, Webster County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction										
22 Total purchase price, including any liabilities assumed										
23 Was non-real property included in the purchase?	22 \$									
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instruction of Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 15,000,00									
 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w Yes V No 										
27 If yes, is the required affidavit attached to this filing?	· ·									
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement. Heather R. Ockinga	at it is, to the best of my knowledge and belief, true, complete, and correct, (308) 289-3441									
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number									
- Illustration	Grantee 10/30/2024									
here Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use Onl	y For Dept. Use Only									
28 Date Deed Recorded Mo. 10 Day 30 Yr. 24 \$ 22 75	30 Recording Data RK 2004 Pa 2000									
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									

800K <u>2004</u> PAGE <u>6</u>	<u> 20</u>
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 20 day	
or Clock A. M. Recorded in Book 2014 or Page 200 Alborat Havin County Clerk SID. 20 Deputy Ind Comp Assessor Carded	
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	
WARRANTY DEED	
Ronald J. Karmazin and Colleen K. Karmazin, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Heather R. Ockinga, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 201):	
Lot Twelve (12), Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska	
Grantors covenant, jointly and severally, with Grantee that Grantors:	
 are lawfully seised of such real estate and that it is free from encumbrances; have legal power and lawful authority to convey the same; warrant and will defend title to the real estate against the lawful claims of all person 	ons
Executed Offoser 30,2024.	
Ronald J. Karmazin Colleen K. Karmazin	-
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)	
The formation in the second se	1

The foregoing instrument was acknowledged before me on , 2024 by Ronald J. Karmazin and Colleen K. Karmazin, husband and wife.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Pag	e .		Sale	Date		School District Code											
91	20	24	200	1	10	0/31	L/2024	Base: 65-0			011		Affi	liated:		Second Respondent	Uni	fied:	or decisions and the second	
Location	\mathbf{D}	Sale	Number		Useal	oility	& Code#					Parcel Numb					ımber			
0006099	00	;	197		1 GeoCde Twi			Twn	R	ng	Sec	t Qrt	Si	ubdiv	Area	Bik	Parcel			
	D	ate of S	ale Asses	sed V	alue		10.7	448	37	54 J. 1985	200.00	AC - 2 (9.75)	0.0	0	40	0010	7 (1) (1) (1) (1)	008	0000	
Land		Imp	rovemen	ts	Tr- go	T	otal				Date	of S	ale :	Property	/ Cl	assific:	ation (Code	I	
	190						190	Sta	tus	P	ropert	у Туг	e .	Zoning	I	Location	Ci	y Size	Parcel Size	
Assessor Lo	cation:	GUID	E ROCK	(G	R)			A)	2	B)	0	1		C) 1	D)) 1	E)	7	F) 1	
							Residentia	1			100	4.0		Page Tax	Co	ommer	cial			
			provemen	ts: M	ultiple.	improv	rements.:	ransu en jarenge	ere recip	-02209-01	Multi	ple. I	moro	vements.:		entre en este de la company	an ing Pag			
	are Silver	Constr	uction Da	te: Co	onstructi	on Dat	te:				Cons									
			Floo	r: Fl	oor Sq. 1	Ft.:					Floor	Sq. I	Ft. :							
		Buildin	g Cost Ne	w: Co	ost:						Cost	:								
Single Family	Style:			R	esident	ial Co	ondition:				Com	mer	cial	Occupano	.y C	ode:				
(100) □ Mol	bile Hon			(1	0) 🗆	Wo	om Out				Prim	агу:		Ot	her1	l:	(Other2:		
(101) □ One				(2	20) 🗆	Ba	lly Worn				Com	mer	cial (Construc	tion	Class:			e pro-	
(102) 🗆 Two				(3	80) 🗆	Av	erage				(1)		Fire	proof Str	ıctuı	ral Steel	Frame	!		
(103) □ Spli				(4	10) 🗆	Go	od				(2)		Rei	nforced C	onci	rete Fran	ne			
(104) 🗆 1 1/2					0) 🗆	Ve	ry Good				(3)		Mas	sonry Bea	ring	Walls				
(111) □ Bi-I				(6	0) 🗆	Exc	cellent	Lincolnan etgenden	sann-chill	NE CONTRACT	(4)		Wo	od or Stee	l Fra	amed Ex	ct. Wal	ls		
(106) □ Oth		-4557 3 6968	1,000,000,000	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)							(5)			tal Frame	and	Walls				
Townhouse or		Style:			esident					3.2	(6)	5.76 M/56 ST	disersional	e Frame	Aprillandes	E was stelleren van	and the second	Madada de servicio de cue o estada e		
(301) □ One		"		 -	0) 🗆	Lov								and the second		· C	onditio	n:		
(302) Two					0) 🗆	Fair							Lov					Worn (
(307) 🗆 1 1/2				+-	0) 🗆		erage				(20)			rage				Badly '		
(308) □ Split			.		0) 🗆	Go			-		(30)		Above Average (30) ☐ Average						e	
(309) 🗆 21/2		1			0) 🗆		y Good				(40)	<u>U</u>	Hig	h.	manis	BEST-CHORD		Good		
(304) □ One (305) □ Two				<u> </u>	0) 🗆	EXC	ellent	e was	e de la companya de	3000						(5		Very G		
				14.00	i secolar										M. Si	(6	0) 🗆	Excelle	nt	
Assessor's							•												****	
Assessor Co	mments	and Ke	eason for	Adju	ıstmer	nt:														
QCD		*****																		
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0006099	00																			
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																		(Contin	ue on back)	

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

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

	nt is signed and items 1-27 are accurately completed.	í
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 10 Day 3\ Yr. 24 A Date of Deed Mo. 10 Day	31 yr. 24
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	iy II
Grantor's Name (Seller) Lonnie A. and Linda Arrants	Grantee's Name (Buyer)	
Street or Other Mailing Address	Rodney Hunter Street or Other Mailing Address	
310 University Street City State Zip Code	610 High Street	
Guide Rock NE 68942	City State Guide Rock NE	Zip Code 68942
Phone Number (402) 257-2073	Phone Number (402) 984-7996 Is the grantee a 501(c)(3) organiz	zation? Yes V No
Email Address NA	Email Address	indution: Tes Vinc
7 Property Classification Number. Check one box in categories A and B. Check C in	5.34.5	
(A) Status (B) Property Type	(C)
Improved ✓ Single Family Industrial [✓ Unimproved Multi-Family Agricultural [IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee neral v Quit Claim Warranty	Other
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	losure Irrevocable Trust Revocable Trust Tr	ransfer on Death rustee to Beneficiary ther (Explain)
Yes No	Ves	ito, state the interface age.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	Partnership, or LLC Self Other	er
☐ Brothers and Sisters ☐ Grandparents and CI ☐ Ex-spouse ☐ Parents and CI	and Grandchild Spouse	
14 What is the current market value of the real property?	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	interest rate \
190.00	Yes No \$	interest rate.)
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name
18 Address of Property NA	19 Name and Address of Person to Whom the Tax Statement S Grantee	Should be Sent
18a 🗹 No address assigned 18b 🔽 Vacant land		
20 Legal Description (Attach additional pages, if needed.) The East Sixty (60) feet of Lot One (1), Block Eight (8), Vancon Nebraska	e's Addition to the Village of Guide Rock, Wel	bster County,
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		1 00
23 Was non-real property included in the purchase?	20 6	- '
☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instru 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 24 \$	₩.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 v Yes No		issile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes No		
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement. Don E. Theobald Prior or Type Name of Grantee or Authorized Representative	nat it is, to the best of my knowledge and belief, true, complete, a	nd correct, (402) 746-2774 Phone Number
CIAN WILLIAM	Attorney	10/27/2024
The fill the same of the same	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
8 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. O Day 3 Yr. 24 \$ 2.25	BR2024, Pg 2001	
ebraska Department of Revenue orm No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	* Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of 0.4 A.D., 20 dd, at 9:46
o'clock 0.4 Recorded in Book 2021
on Page 2001

County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-31-24
\$ 2.25 BX

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

QUITCLAIM DEED

Lonnie L. Arrants and Linda Arrants, a married couple, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, convey to Grantee, Rodney A. Hunter, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Sixty (60) feet of Lot One (1), Block Eight (8), Vance's Addition to the Village of Guide Rock, Webster County, Nebraska

Executed October 3 / , 2024.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 31, 2024 by Lonnie L. Arrants and Linda Arrants, a married couple.

General Notary - State of Nebraska
DON E. THEOBALD
My Comm. Exp. Oct. 28, 2028

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ók	Page	Sal	e Date	47 1 (e.g.)	igat (Section)	1908-17 1014-1	S	School District Code							
91	20	24	2010	11/1	/2024	Base: 9	91-00	02	Afl	iliated:		Unified:					
Location	ID	Sale	Number	Parcel Number													
002209200 198			198	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area Blk		Parcel			
Date of Sale Assessed Value						4493	1	12	2	0 1	00000	1	000	0000			
Land		Improvements Total			otal	Date of Sale Property Classification Code											
124	,450				124,450	Status	Proj	operty Type		Zoning	Location	ı City Size		Parcel Size			
		Irrigat	ion Type:			A) 2	B)	05	40000	c) 5	D) 3	E)	0	F) 9			
LCG			ACRES:	· ·VAI	UE:		LCG			ACI	ŒS:		VAL	IIF•			
IRRIGATE	D 1A1						ASSLA		31		9.000	A CONTRACTOR		13,950			
	1A							1	G								
	2A1							20	31								
	2A							2	!G								
	3A1							30	31		-						
	3A						<u> </u>	3	G		-						
	4A1							40	31								
	4A							4	G								
DRYLAND	1D1				·	S	helterbe	lt/Timb	er								
	1D		24.000		66,000			Accretio	n								
	2D1							Was	te	3	4.000			17,000			
	2D							Oth	ег								
	3D1					AG L	AND T	OTA	\mathbf{L}	7	7.000		1:	24,450			
	3D							Road	ls		3.000	Supplies Contains Supplies					
	4D1						F	arm Sit	es								
Statement of the statem	4D		10.000		27,500		Но	me Site	es								
							R	ecreatic	m								
	wellings	1500						Oth		-							
Outb	uildings					Nor	-AG T	OTA	L		3.000						
					-		7										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
002209200		
		(Continue on back)

Real Estate Transfer Statement

FORM 521

Good Life. Great Service.

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

• If additional space is needed, add an attac	hment and identify the applicable item number.
The deed will not be recorded unless this statement	ent is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91 ▼	Mo. 11 Day 1 Yr. 2024 Mo. 10 Day 31 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Matthew D. Utecht	Grantee's Name (Buyer) Keith A. Van Diest
Street or Other Mailing Address	Street or Other Mailing Address
City Lawrence State Zip Code	City State Zip Code
Phone Number 402-984-3765	Phone Number Is the grantee a 501 (c)(3) organization? Yes V No V92-376-073 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status ((B) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution L	_and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement L	Lease Personal Rep. Trust/Trustee
	Mineral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Fore Auction Easement Gift	eclosure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller ✔ No Court Decree Exchange Gran	ntor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	elatives? (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 Grandparent	ts and Grandchild Spouse
Ex-spouse Parents and	Child Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
400,000.00	☐ Yes 🔽 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
Yes V No	of the agent or title company contact.) Yes Midwest Land Group No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Lant	Grantee
18a 🔽 No address assigned 18b 🔽 Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
	on Twenty (20), Township One (1) North, Range Twelve (12)
West of the 6th P.M., Webster County, Nebraska	
21 If agricultural, list total number of acres transferred in this transaction 80+-	*
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	!
Yes No (If Yes, enter dollar amount and attach itemized list.) (see ins	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	333333351111111111111111111111111111111
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	r ed within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
Yes No	to within a country of other geographic area with an active all force ballistic missile liefor: (See Instituctions)
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.

Keith A. Van Diest 402-276-0 Phone Number

here

28 Date Deed Recorded

Day J

Representatives Signature of Grantee or Authorized Representative

Grantee

11/1/2024

Title

Date

For Dept. Use Only

Register of Deed's Use Only 29 Value of Stamp or Exempt Number 30 Recording Data

900.00 \$

2010 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

			BOOK 2024 PAGE 2	<u>Q</u>
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 10.0 A.D., 20 3U, at 3:32 o'clock 2 M. Recorded in Book 30.3 o' Page 2010 County Clerk 10.60 County Clerk 10.60 Comp Assessor Carded		NEBRASK S Date \$ 950.40	(A DOCUMENTARY TAMP TAX LI-1-24 By (L)	
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	NADD ANITY DEI	en.		
	WARRANTY DEF			
Matthew D Utecht and Jennifer J. Utech DOLLAR (\$1.00) and other valuable of convey to Grantee, the following descri	onsideration receiv ibed real estate (as	ed from Grante defined in Neb	e, Keith A. Van Diest, . Rev. Stat. 76-201):	
The North Half of the Northeas One (1) North, Range Twelve (et Quarter (N½NE) (12) West of the 6th	4) of Section To P.M., Webster	wenty (20), Township County, Nebraska	
Grantors covenant, jointly and severally	, with Grantee tha	t Grantors:		
(1) are lawfully seised of such(2) have legal power and lawful(3) warrant and will defend titl	al authority to conv	vey the same;		
Executed November 1,20	024.			
Marthew D. Utecht		I. Uteliht	Utceld	
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)				
The foregoing instrument was acknowle Matthew D. Utecht, husband of Jennifer	edged before me or J. Utecht.	n Naver	nber 1, 2023 by	
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	Notary Public	esa O	L Quo bald	1
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)				
The foregoing instrument was acknowled Jennifer J. Utecht, wife of Matthew D. U		Octobe	3034 31 , 2023 by	
			<u> </u>	
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2025	111111	1	The hald	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok -	Pa	ge		Sa	le Date		School District Code													
91	20	24	20	19		11/	4/2024	Base:	91-	-000	0002 Affiliated: Unified:											
Location	\mathbf{D}	Sale	Numbe	r .	Üs	eabilit	y & Code#						Parc	el N	lumbe	r				*		
0001619	900		199			1		GeoCde	Ţ	wn	n Rng		ct C)rt	Subd	Y	Area	Blk	Par	œl		
	Da	ate of S	ale Asse	ssed	Valu	ie .		4371				00	0	0	1009	0		000	000	0.0		
Land		Imp	proveme	nts			Cotal .		Date of Sale Property							y Classification Code						
2	,005		159,	690			161,695	Status		Prop	erty Ty	pe	Zoni	ing	Loca	tion	Cit	y Size	Parcel	Size		
Assessor Lo	cation:	RED	CLOUI	(R	C)			A) 2		B)	01		C) ;	1	D)	1	E)	6	F) :	1		
				1577 f 1574 f			Residential						Comi	nerc	al	P(2)44						
	Mul	tiple Im	proveme	nts:	Multip	ole. Impre	ovements.:			Multiple. Improvements. :												
		Consti	ruction D	ate:	Const	ruction D	ate:			Construction Date :												
4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4	in design		F	oor:	Floor	Sq. Ft. :				Floor Sq. Ft. :												
		Buildir	ıg Cost N	ew:	Cost:					Co	Cost:											
Single Family	Style:				Resid	dential (Condition:			C	Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ne			(10)	□ V	Vorn Out			Pr	imary	:		Ot	her1:		(Other2:				
(101) 🗆 One	01) □ One Story (20) □ Badly Worn									C	Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30) □ Average							(1) Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level				(40)		food			2) 🗆	l Re	inforce	ed C	oncrete	Fran	ıe						
(104) 🗆 11/	2 Story				(50)	□ V	ery Good			((3) □	l Ma	asonry	Bear	ring Wa	ills						
(111) 🗆 Bi-l	Level				(60)	□ E	xcellent		((4) Uwood or Steel Framed Ext. Walls												
(106) 🗆 Oth	ier						recipient de la company	<u> </u>	5) 🗆	5) Metal Frame and Walls												
Townhouse of	r Duplex	Style:			Resid	dential (Quality:				(6) 🗆 Pole Frame											
(301) 🗆 Ons	e Story				(10)		ow			C	ost Ra	nk:	ar wur Horist			C	nditio	m:				
(302) 🗆 Two	o Story				(20)	□ F	air		·	(1	l0) 🗆	Lo	w			(10) 🗆	Worn	Out			
(307) 🗆 11/	2 Story				(30)	□ A	verage			(2	20) 🗆	Av	rerage			(20)) 🗆	Badly	Worn			
(308) □ Spl	it Level				(40)		iood			(3	30) 🗆	At	ove A	veraș	ge	(30) 🗆	Avera	ge			
(309) 🗆 21/	2 Story				(50)	□ V	ery Good			(4	40) C	l Hi	gh	La estra di terri		(40)) 🗆	Good				
(304) 🗆 One	e Story D	ouplex			(60)	□ E	xcellent	V-9-12-1110V 010	ne sest						er ver	(50)) 🛘	Very (Good			
(305) 🗆 Two	o Story I	Duplex		i i									1133425		4,0) (6()) 🛮	Excell	ent			
Assessor's	s Adju:	stmen	t to Sa	le Pr	ice ((+ or	-):		-,													
Assessor Co	mment	s and F	leason f	or Ac	ljust	ment:																
JTWD																						
Commont	From								Cor	nmen	rte•											
Comments 1		00166	5900						CUL	alite!	ILJ.											
555151.		33200																				
											• • •											
																		(Conti	nue on b	ack)		

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

199

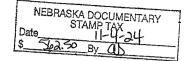
FORM **521**

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 statemen	t is signed and items 1-27 are accurately completed.									
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 11 Day 4 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Todd A. Mahin and Lisa M. Mahin	Grantee's Name (Buyer) Ted Terhune and Joyce Terhune									
Street or Other Mailing Address	Street or Other Mailing Address 105 N Cherry Street									
City State Zip Code VE V8022	City State Zip Code Red Cloud NE `68970									
Phone Number (402) 960-9393	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No									
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.									
(A) Status (B)	Property Type (C)									
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt									
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Other									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granter	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) V 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? 250,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %									
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No									
18 Address of Property 105 N Cherry St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees									
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. 23 Was non-real property included in the purchase? Yes You No (If Yes, enter dollar amount and attach itemized list.) (see instru	23 \$									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 250,000 _i ,00									
27 If yes, is the required affidavit attached to this filing? Yes No										
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Jovce Terhune	hat it is, to the best of my knowledge and belief, true, complete, and correct, $400-403-572$									
Print or Type Name of Grantee or Authorized Representative	406-403-572° Phone Number									
sign pice Jehnne	Grantee 11/4/2024 Date									
IIEIE * \										
Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ 562.50	30 Recording Data									
Mo. 1 Day 4 Yr. 4 SQA SOC	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									

The South 16 2/3 feet of Lot Ten (10), and all of Lots Eleven (11) and Twelve (12), Block Eight (8), Platt's First Addition to the City of Red Cloud, Nebraska, and a tract of land described as follows: Commencing at the Southeast corner of Block Eight (8), Platt's First Addition to the City of Red Cloud, thence South 25 feet; thence West 142 feet; thence North 25 feet; thence East 142 feet to the place of beginning, being a part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska

State of Nebraska Ss. County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this day of Nav A.D., 20 au at 1.00
o'clock A.M. Recorded in Book 2024
on Page 2019 County Clerk Low Deputy Ind Comp Assessor Carded
m to:



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

JOINT TENANCY WARRANTY DEED

Todd A. Mahin and Lisa M. Mahin, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ted Terhune and Joyce Terhune, 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):

The South 16 2/3 feet of Lot Ten (10), and all of Lots Eleven (11) and Twelve (12), Block Eight (8), Platt's First Addition to the City of Red Cloud, Nebraska, and a tract of land described as follows: Commencing at the Southeast corner of Block Eight (8), Platt's First Addition to the City of Red Cloud, thence South 25 feet; thence West 142 feet; thence North 25 feet; thence East 142 feet to the place of beginning, being a part of Annex Lot Thirteen (13) to the City of Red Cloud, Webster County, Nebraska

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.

The foregoing instrument was acknowledged before me on November 1, 2024 by Todd A. Mahin and Lisa M. Mahin, husband and wife.

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

Notary Public

My commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No. B	ook * l	Date	School District Code													
91 20	24 2	024	8/29	/2024	Base: 9	1-00	02	17 mg (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	iliated:	manage selected from the action of the selection of the residential for selection or tall teachers and continue of the first						
Location ID	Sale Num	ber	Useability	& Code#					Parc	el N	umber	1000				
001503500	200	4	05	GeoCde Twn Rng S				Sect Qrt Subdiv				Area Bik				
\mathbf{I}	Date of Sale As	ssessed Y	Value		4373	2	10	3	1 :	2	00000	1	000	0000		
Land	Improven	nents .	Te	otal		Ď	ate of	Sale	Prop	erty	Classific	cation Code				
703,695				703,695	Status	Status Property Type			Zoning Location			Ci	Parcel Size			
	Irrigation Ty		A) 2	В)	05	LE MAN	C) 5	ni di	D) 3	E)	0	F) 10				
LCG	ACRE	3.	VAI	JIE:		LCG			Ä	CP	ES:		VAL	er e		
IRRIGATED 1A					GR	ASSLA	ND 1	G1			8.470			31,630		
12	1					1G		2	8.960	44,885						
2A	1				2Gl 139.270							201,940				
2.1	A				2G 16.000						23,200					
3A	1				3G1											
3.6	X				3G											
4A							4	G1								
4.								4G								
DRYLAND 1D				·	S	helterbe		+								
2D:	 			· ·			Accreti	-			1 000					
2D.	-						Wa: Otl				4.080			2,040		
3D					AG L	AND 1			,	46	6.780		7	03,695		
30					210 10		Roa	_			7.990		<u>'</u>			
4D1	-					F	arm Sit	-				- , - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 		S. S		
4E							ome Sit		_							
							ecreati	-						-		
Dwellings							Oth	er								
Outbuildings		7,571			Non	-AG T	ОТА	L			7.990					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO LIVING TRUST	
Comments from	Comments:
001503500 002002700 002006300	
	(Continue on back)

NEBRASKA

Real Estate Transfer Statement

Good Life, Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed _{Day} <u>2</u>9 Yr. 2024 _{Mo.} 08 Day 29 Yr. 2024 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Irene S. Kohn Irene S. Kohn, Trustee, et al Street or Other Mailing Address 3064 Highway 136 Street or Other Mailing Address 3064 Highway 136 City Zip Code City State Zip Code 68978 Superior NE Superior 68978 NE Phone Number (402) 879-3156 Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 879-3156 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Improved Mineral Interests-Nonproducing Single Family Industrial State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor ☐ Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement ∃Gift Life Estate Sale Trustee to Beneficiary Seller V No Buver Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes lΝα ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 703,695.00 ✓ 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.) V No Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Irene S. Kohn, 3064 Highway 136, Superior, NE 68978 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) see Exhibit "A" 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed...... 0:00 22 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . ا Yes 0!0024 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 426 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 392-0101 Nick, Montague Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney Representative 11/6/2024 Signature of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

. Day

EXHIBIT "A"

The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Two North (2N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

وماحات The Southwest Quarter (SW ¼) of Section Thirteen (13), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

AND

The Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/06/24 \$ Ex004 By AS Bk 2024, Pg 2024

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 06 day of November A.D., 2024, at 10:49 o'clock AM. Recorded in Book 2024 on Pages 2024-2026

Briskysedth

County Clerk

Fee: \$22.00 By: AS Deputy Electronically Recorded

Prepared By/ Return To:

Nick Montague Smith Pauley, LLP 3555 Farnam St., Suite 1000 Omaha, NE 68131 (402) 392-0101 TAX STATEMENT TO:

Irene S. Kohn 3064 Highway 136 Superior, NE 68978

QUIT CLAIM DEED

For the consideration of one dollar and other good and valuable consideration, Irene S. Kohn, a single person, GRANTOR, does hereby grant, bargain, sell convey and confirm unto Irene S. Kohn, Trustee, or her successors in interest, of the Irene S. Kohn Living Trust dated August 29, 2024, and any amendments thereto, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat §76-201) in Webster County, Nebraska to-wit:

EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED on this 29th day of August, 2024

Irene S. Kohn, Grantor

STATE OF NEBRASKA)) ss.

COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me on this 29th day of August, 2024, by Irene

S. Kohn as Grantor.

A GENERAL NOTARY - State of Nebraska NICK MONTAGUE My Comm. Exp. April 11, 2027 Notary Public

EXHIBIT "A"

The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Two North (2N), Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

AND

The Southwest Quarter (SW ¼) of Section Thirteen (13), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

AND

The Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Three (3) North, Range Eleven (11) West of the 6^{th} P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No. I	ook	Page	Sale Date	School District Code														
91 2	024	2043	11/8/2024	Base:	1-00	74	Afl	iliated:		Unif	ied:							
Location ID	Sal	e Number	Useability & Code #					Parcel Number										
001206800		201	1	GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel						
	Date of S	Sale Assessed	Value	4241	4241 3 9 17 1 00000 1 00							6212						
Land	Im	provements	Total	Date of Sale Property Classification Code														
57,440		35,470	92,910	Status	Pro	perty Ty	pe	Zoning	Location	Cit	Parcel Size							
	Irriga	tion Type:		A) 1	B)	05		c) 5	D) 3	E)	0	F) 7						
LCG		ACRES:	VALUE:		LCG	man edit		ACR	ES:	1 Title	VAL	IIF.						
IRRIGATED 14	11			GR	ASSLA	ND 10	G1		2.000									
1	A					1	lG											
2.4	1					20	3 1											
2	A					2	2G											
3A	1			3G1								_						
3	A			3			3G											
4.4	.1					40	31											
4	A					4	IG											
DRYLAND 11	01			S	helterbe	lt/Timb	er											
1	D					Accretic	on											
20	01					Was	te											
2						Oth												
30				AG L	AND T	OTA	$\mathbf{L} $		2.000			18,600						
3						Road	-	-	1.000									
4D					F	arm Sit	es		1.000			13,840						
4	D					me Sit	_		1.000			25,000						
	0.0003200	Resignation and the Section of the S			R	ecreation	n											
Dwelling			5,665			Oth												
Outbuilding	rs	7.6	29,805	Nor	i-AG 7	OTA	$\mathbb{L}[$	3	3.000		alisas a	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Co	mments:
001206800	
	(Continue on back)



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 statemen	t is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed										
Webster - 91	Mo. 11 Day 6 Yr. 2024 Mo. 11 Day 6 Yr. 2024										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Dallas W. Henry	Roy F. Faimon and Peggy S. Fairnon										
Street or Other Mailing Address 1671 Road 2100	Street or Other Mailing Address 1781 Hwy 78										
City State Zin Code	City State Zin Code										
Blue Hill NE 68930 Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No										
269-953-9609	63-460-9880 If Yes, is the grantee a 501(c)(3) organization? Yes No										
Email Address n/a	Email Address n/a										
7 Property Classification Number. Check one box in categories A and B. Check C if	The state of the s										
) Property Type (C)										
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt										
Ommercial Recreational											
	nd Contract/Memo Partition Sheriff Other										
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty										
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary										
Exchange, by sayor or seller.	or Trust Partition Satisfaction of Contract Other (Explain)										
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)										
✓ Yes No											
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	and the variety of the state of										
	Partnership, or LLC Self Other										
	and Grandchild Spouse										
Ex-spouse Parents and Cl											
14 What is the current market value of the real property? 59,634.00	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										
Yes V No	of the agent or title company contact.) ves Montgomery Auction {										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
1671 Road 2100	Grantee										
BINC HII, NE 68930											
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 \$ 59,633,39										
23 Was non-real property included in the purchase? Yes You No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions) 23 \$										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	E0 622 20										
25 If this transfer is exempt from the documentary stamp tax, list the exemption number											
26 is an attridavit as described in Neb. Hev. Stat. § 76-2,141 required because the property is located. Yes No	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)										
27 If yes, is the required affidavit attached to this filing? Yes No											
Under penalties of law, I declare that I have examined this statement and	hat it is to the best of my knowledge and belief true complete, and correct										
and that I am duly authorized to sign this statement.	mat it is, to the best of my knowledge and belief, true, complete, and correct,										
Roy F. Faimon	102-400-988										
Print or Type Name of Grantee or Authorized Representative	Grantee 11/2/2024										
Signature of Grantee or Authorized Representative	Grantee 11/2/2024 Date										
Register of Deed's Use Or											
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data										
Mo Day Yr	BK 2024 Fg 2043 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)										
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. nev. Stat. 99 70-214, 77-1327(2)										

A tract of land in the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said Northeast Quarter (NE1/4); thence 89°53'12"W along the South line of said Northeast Quarter (NE1/4) a distance of 407.20 feet; thence N00°10'38"W a distance of 1672.69 feet; thence S89°27'29"E a distance of 412.39 feet; thence S00°00'00"E along the East line of said Northeast Quarter (NE1/4) a distance of 1667.98 feet to the point of beginning.

State of Nebraska County of Webster Sss. Entered on the numerical index and filed for record in the Clerk's office of said county this 8day ofNavA.D., 20 atatatatatatatat	NEBRASKA DOCUMENTARY STAMP TAX Date 11-8-24 \$ 135-20 By 4 D
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANT	Y DEED
Dallas W. Henry, a single person, Grantor, in consideration received from Grantees, Roy and wife, convey to Grantees, as joint tenants and n described real estate (as defined in Neb. Rev. Stat. 7	y F. Faimon and Peggy S. Faimon, husband of as tenants in common, the following
A tract of land in the Northeast Quarter (NE1. Three (3) North, Range Nine (9) West of the described as follows: Commencing at the Soi (NE1/4); thence 89°53'12"W along the South distance of 407.20 feet; thence N00°10'38"W S89°27'29"E a distance of 412.39 feet; thence Northeast Quarter (NE1/4) a distance of 1667	6th P.M., Webster County, Nebraska, utheast corner of said Northeast Quarter line of said Northeast Quarter (NEI/4) a distance of 1672.69 feet; thence \$200°00'00'E along the East line of said
Grantor covenants, jointly and severally, if more that	n one, with Grantees that Grantor:

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

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

The foregoing instrument was acknowledged before me on November 6, 2024 by

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

persons.

STATE OF NEBRASKA COUNTY OF WEBSTER

Dallas W. Henry, a single person.

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

Mylember 6, 2024.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok "	Pa	ge		Să	le Date				School District Code										
91	20	24	20!	52		11/	8/2024	Base:	91-	00	02	Affi	liatec	Unified:							
Location ID		Sale	Numbe	r	Usea	bilit	y & Code#						Par	cel N	Vumbe	r					
000171800)	:	202		1			GeoCde	Tv	٧n	Rng	Sec	i c	Qrt _	Subd	v	Area	Blk .	Parcel		
	D	ate of S	ale Asse	ssed \	alue	2,52		4371				0.0)	0	1012	5	. (1986)	004	0000		
Land		Imp	roveme	nts 🍐		1	Cotal	17.0%		Da	ite of S	Sale	Prop	erty	Class	Classification Code					
3,8	40		87,	145			90,985	Status		Prop	erty Ty	pe	Zon	ing	Loca	tion	Parcel Size				
Assessor Locat	ion:	RED	CLOUD	(RC	·)			A) 1]	3)	01		C)	1	D)	1	E)	6	F) 3		
						0.95 1.6 %	Residential				77,000			**************************************	Comi	nerc	ial .				
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		Constr	uction D	ate: C	onstruc	tion D	ate: 19	62			onstruct						-				
			Flo	or: F	oor Sq.	Ft. :	1,6	80		F	loor Sq.	Ft.:									
		Buildin	g Cost N	Nu promotine	ost :		160,7	85	Floor Sq. Ft. : Cost :												
Single Family Sty	le:	101		R	esider	ıtial (Condition: 3	0		c	omme	rcial	Осси	panc	y Code	•	-500 to 1	e de la companya de l			
(100) □ Mobile	Hon	ie		(10) [) V	7om Out				rimary:				her1:			Other2:			
(101) ★ One St	ory			(20) [В	adly Worn			C	omme	rcial	Cons	truct	ion Cla	ss:					
(102) ☐ Two Story (30) ★ Average										((1) 🗆	Fire	ергоо	f Stru	ictural	steel	Frame		The state of the s		
(103) ☐ Split Level (40) ☐ Good										((2) Reinforced Concrete Frame										
(104) □ 1 1/2 Story (50) □ Very Good										(3) Masonry Bearing Walls											
(111) □ Bi-Leve	:1			(50) 🗆	E	xcellent			(4) U Wood or Steel Framed Ext. Walls											
(106) □ Other						wy fi				((5) 🗆	Me	tal Fra	me a	and Wa	ls					
Townhouse or Du	ıplex	Style:		R	esider	itial (Quality: 30			(6 🗆	Pol	e Frar	ne							
(301) ☐ One Sto	ory		_	(10) 🗆	L	ow			Cost Rank: Condition:											
(302) 🗆 Two St	ory			(20) 🗆	Fa	air			((10) □ Low (10) □ Worn Out										
(307) □ 1 1/2 St	ory			(3	80) E	A	verage			C	20) 🗆	Ave	erage			(2	0) 🗆	Badly	Worn		
(308) 🗆 Split Le	vel			(4	10) 🗆	G	ood			(3	<u> </u>							Averag	ge		
(309) 🗆 2 1/2 St	огу			(3	50) 🗆	V	ery Good			(4	(40) ☐ High (40) ☐ Good										
(304) □ One Sto	ry D	uplex		(6	60) 🗆	E	cellent			200			24			(5	0) 🗆	Very C	ood		
(305) 🗆 Two Sto	огу D	uplex			Pirfia Pirfia						artagali. Salikara					(6	0) 🏻	Excelle	ent		
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Assessor Comn	ents	and R	eason fo	r Adj	ustme	nt:					***************************************										
WD																					
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NEBRASKA

Real Estate Transfer Statement

FORM

Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. 521 • 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 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 Mo. 11 Webster - 91 Mo. 11 Day 8 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See Attached. Smart Choice Properties, LLC Street or Other Mailing Address Street or Other Mailing Address PO Box 129 City State Zip Code City State Zip Code 68958 Loomis NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (308) 784-7149 Phone Number Yes (308) 991-6178 Yes Email Address N/A **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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective . Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement ີ່ໄດ# Life Estate ☑ Sale Exchange) by buyer or seller? Trustee to Beneficlary Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes V Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 73,700.00 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, Include the name of the agent or title company contact.) | | Yes Rusty Rhynalds Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 905 N. Franklin Smart Choice Properties, LLC Red Cloud NE 68970 PO Box 129 18a No address assigned 18b Vacant land Loomis NE 68958 20 Legal Description (Attach additional pages, if needed.) Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Blook Four (4), Fairview Subdivision of the City of Red Cloud, Webster County, Nebraska. N/A 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any flabilities assumed..... 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 73,700,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🔽 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Eric D. Miller (308) 784-4580 or Authorized Representative Print or Type Name of 3 Phone Number sign Attornev 11/8/2024 Signature of Grantee or Authorized Representative

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

28 Date Deed Recorded

. Day <u>8</u>

30 Recording Data

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

For Dept. Use Only

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

Katrina Oaklund 42056 Rd 735 Elwood NE 68937 308-785-7149

Danny Minnick PO Box 93 Riverton NE 68972

Charmaine Brown 3 Painter Rd Monmouth ME 04259

Scott Minnick 615 40 Rd Riverton NE 68972

Celia Fanning 1639 Rd 4600 Oak NE 68964

Brenda Ralston 1180 Sugar Flat Rd Lebanon TN 37087 Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/08/24 \$ 166.50 By AS Bk 2024, Pg 2052

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 08 day of November A.D., 2024, at 12:54 o'clock PM. Recorded in Book 2024 on Pages 2052-2055

BirdlepudetA

County Clerk

Fee: \$28.00 By: AS Deputy Electronically Recorded

RETURN TO: Hart, Huyser & Miller, P.C., L.L.O PO Box 229 Cozad, NE 69130

WARRANTY DEED

KATRINA OAKLUND and RONALD OAKLUND, wife and husband, DANNY MINNICK, a single person, SCOTT MINNICK and MARY MINNICK, husband and wife, CELIA FANNING and LEON FANNING, wife and husband, CHARMAINE BROWN, a non-resident and non-domiciliary of the State of Nebraska, and BRENDA RALSTON, f/k/a BRENDA MINNICK O'BRIEN, a non-resident and non-domiciliary of the State of Nebraska GRANTOR, (whether one or more) in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from GRANTEE, conveys to SMART CHOICE PROPERTIES, LLC, a Nebraska limited liability company, GRANTEE (whether one or more), the following real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Fairview Subdivision of the City of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations 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; and
- (4) Charmaine Brown and Brenda Ralston, f/k/a Brenda Minnick O'Brien are not domiciled in the State of Nebraska, and are a non-resident of the State of Nebraska, and the real estate described herein is not their homestead.

Executed November 8, 2024

Katrina Daklund

STATE OF NEBRASKA

SS.

The foregoing instrument was acknowledged before me this ______ day of November, 2024, by KATRINA OAKLUND and RONALD OAKLUND, wife and husband.

GENERAL NOTARY - State of Nebraska

R. HAYLEY HUYSER

My Comm. Exp. October 3, 2027

Notary Public

Daziny Minnick	
STATE OF NEBRASKA) COUNTY OF LEARNEY) SS.	- 1 <u>4</u>
The foregoing instrument was acknowledged before DANNY MINNICK, a single person. GENERAL NOTARY - State of Nebraska ERIC D MILLER My Comm. Exp. November 22, 2025	re me this day of November, 2024, by Notary Public
Scott Minnick	Mary Minnick Mary Minnick
STATE OF NEBRASKA)) SS. COUNTY OF LEASURY)	
The foregoing instrument was acknowledged before SCOTT MINNICK and MARY MINNICK, husband and wife. GENERAL NOTARY - State of Nebraska ERIC D MILLER My Comm. Exp. November 22, 2025	notary Public day of November, 2024, by
Celia Fanning	Leon Fanning
STATE OF NEBRASKA) COUNTY OF /LEACNEY) SS.	M-
The foregoing instrument was acknowledged before CELIA FANNING and LEON FANNING, wife and husband. GENERAL NOTARY - State of Nebraska ERIC D MILLER My Comm. Exp. November 22, 2025	day of November, 2024, by Notary Public

Charactice Bresse Charactice Bresse Charactice Bresse Charactice Bresse Courtsaconsaco section Charmaine Brown		** a d Bry
STATE OF NEBRASKA)) ss.	
COUNTY OF DAWSON The foregoing in by CHARMAINE BROWN, a non) istrument was acknowledged befor i-resident and non-domiciliary of th	e me on
ERIC D.I Online Notary. S Commission My Comm, Expla	tate of Nebraska 1# 109172	Polymetry Back receive EXP-Once (well); 9574-11-07 1851-0-13 EXT

Notarial Act Performed by Audio visual communication

75gond by Buck Kinghe 600-Dockholy; 2026-11.08 11.10:04 ES7 Breeda Rabetae 45027002400075724575082			
Brenda Ralston, f/k/a Brenda Minnick O'Brien	_		
STATE OF NEBRASKA)		
COUNTY OF DAWSON) SS.)		
	g instrument was acknowledged before me on	11/8/2024 t and non-domiciliary of the Sta	ite of

Notary Public

Notarial Act Performed by Audio visual communication

ERIC D MILLER
Online Notary - State of Nebraska
Commission # 109172
My Comm. Expires Nov 22, 2025

REST/Minnick Smart Choice WD/jn

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			School District Code									
91	20:	24	2060		11,	/11/2024	Base: 6	011	11 Affiliated:					Unified:				
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	Da	ate of S	ale Assessed	l Valu	1e		4487			(0	0	4002	0		005	000	0
Land		Imp	rovements			Total			Date o	f Sal	e Pr	operty	Classi	icati	on (Code	<u> </u>	
1	,525		23,85	0		25,375	Status	P	roperty	Туре	z	oning	Locat	ion	Cit	7 Size	Parcel	Size
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				Sugar.		Residential		Sur					Comm		il 🤼			
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(101) 🗷 One	Story			(20)	*	Badly Worn			Commercial Construction Class:									
(102) 🗆 Two	Story			(30)		Average			(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	t Level			(40)		Good			(2) ☐ Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50) U Very Good					(3) Masonry Bearing Walls									
(111) 🛮 Bi-I	Level			(60) Excellent					(4) U Wood or Steel Framed Ext. Walls									
(106) □ Oth	er									(5)								
Townhouse or	Duplex	Style:		Residential Quality: 30						(6) 🗆 Pole Frame								
(301) 🗆 One	Story			(10) □ Low					Cost Rank: Condition:									
(302) 🗆 Two	Story			(20) □ Fair					(10)		ow			(10)		Wom	Out	
(307) 🗆 11/	2 Story			(30) 🖼 Average				(20)	□ A	veraș	ge		(20)	20) 🛘 Badly Wom				
(308) 🗆 Spli	t Level			(40) □ Good				(30)	□ A	☐ Above Average (30) ☐						Average		
(309) 🗆 21/	2 Story			(50)		Very Good			(40)					(40)		Good		
(304) □ One	Story D	uplex		(60)		Excellent								(50)		Very (Good	
(305) □ Two	Story D	Ouplex												(60)		Excelle	ent	
Assessor's	Adjus	stment	to Sale P	rice	(+ o)	r -):												
Assessor Co	mments	s and R	eason for A	djust	ment	t :												
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2200277				•														
																(Conti	nue on ba	ack)



NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. County Name County Number 3 Date of Sale/Transfer 4 Date of Deed _{Mo.} 11 Yr. 2024 Mo. <u>1</u>1 Day _11 2024 Webster - 91 _{Day} 11 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derrick E & Jolene K Duffy Grantee's Name (Buyer) Frances L Duffy Street or Other Mailing Address 650 John Street Street or Other Mailing Address 615 University Ave City Guide Rock Zip Code 68942 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7025 Phone Number (402) 257-7308 Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Email Address n/a Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. ✓ Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Exchange) by buyer or seller? Auction Easement **✓** Gift Life Estate Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ✓ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 20,000.00 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 18 Address of Property 615 University Ave 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
The South Eighty-Five Feet (85') of the East One Hundred Forty Feet (140') of Block Five (5), Talbots Addition to Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 00:00 22 \$ 23 Was non-real property included in the purchase? 0!00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 00,00 24 \$ 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) Yes V No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613

and that Lam duly authorized to sign this statement.

David B. Garwood Print or Type Name of Grantee of Authorized Representative Signature of Grantee or Authorized Representative

Attorney Title

Phone Number

For Dept. Use Only

Register of Deed's Use Only 29 Value of Stamp or Exempt Number

00

Recording Data

Nebraska Department of Revenue

Day

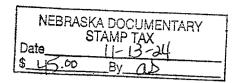
28 Date Deed Recorded

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

21

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

State of Nebraska Sss. County of Webster
Entered on the numerical index and filed for record in the
Clerk's office of said county this 13 day
of NOU A.D., 20 24, at 3:48 o'clock P.M. Recorded in Book 2024
on Page 1 2060
10.00 County Clerk
Ind Comp Assessor Carded



QUITCLAIM DEED

Derrick E. Duffy and Jolene K. Duffy, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and gift of property, receipt of which is hereby acknowledged, quitclaims and conveys to Frances L. Duffy, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Eighty-Five Feet (85') of the East One Hundred Forty Feet (140') of Block Five (5), Talbots Addition to Guide Rock, Webster County, Nebraska.

Executed November 11, 2024

Deffice E. Duffy

Jolene K. Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 11, 2024, by Derrick E. Duffy and Jolene K. Duffy, husband and wife.

Comm. expires 12-2-36

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date			esite.	School District Code										
91	20.	24	2065		11	/8/2024	Base: 91-0			002 Affiliated:					Unified:				
Location	Location ID Sale Number			Useability & Code #						Parcel Number									
0001258	300		204		4	0.9	GeoCde	Twi	n Ri	ıg	Sect	Qrt	Su	ıbdiv	Агеа	Blk	Parcel		
	D	ate of S	ale Assesse	d Va	alue	5.1	4371		57°5.00 20868-00	o. 170.	00	0	10	020	g pogrammer	009	0000		
Land		Imp	rovements		Sec. 1	Total			Date	of S	ale Pr	operty	Cla	assific	ation (Code			
1	,310		1,04	0	T. T. C. W. J. C. C. C.	2,350	Status	P	roperty	7 Tyj	e z	Zoning	L	ocation	Ci	y Size	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (RC))		A) 1	В	rungs, upperga _{la}	1	(C)	CONTRACTOR	D		E)	6	F) 1		
						Residentia				122.76			Co	mmer	cial ,				
1	Mul	tiple Im	provements	Mu	ıltiple. In	provements.:	2.000-11-11-11-11-11-11-11-11-11-11-11-11-		Multiple. Improvements.:										
		and the second section of the second	uction Date:	9.	nstruction				Construction Date :										
	41.00		Floor	Flo	or Sq. Ft	•			Floor	Sq.	Ft. :								
		Buildin	g Cost New:	Co	st:				Cost:										
Single Family	Style:			Re	sidenti	al Condition:		9 (20) - 20 (20)	Com	mei	cial O	cupan	су Сс	ode:					
(100) □ Mo	bile Horr	ne		(10	0) 🏻	Worn Out			Prim				her1			Other2:			
(101) 🗆 One	Story			(2	0) 🗆	Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	o Story			(3	0) 🗆	Average			(1)		☐ Fireproof Structural Steel Frame								
(103) □ Spli	it Level			(40) □ Good						(2)									
(104) 🗆 11/				(50) U Very Good						(3) ☐ Masonry Bearing Walls									
(111) □ Bi-l		_		(6	(60) 🗆 Excellent						☐ Wood or Steel Framed Ext. Walls								
(106) □ Oth	onego, a Mare Nilosopo, a	e okoli ko umbo	e ou l'Oraș de Gresta, o Mesea eu maio	3.0	e de la companya de l		(5)) Metal Frame and Walls											
Townhouse or		Style:		1	Residential Quality:						(6) D Pole Frame								
(301) □ One				(10) □ Low						Cost Rank: Condition:									
(302) 🗆 Two				(20)					<u> </u>		Low (10) U Worn Out								
(307) 🗆 11/				(30) Average							Avera	Worn							
(308) □ Spli				(40) □ Good							Above	ge							
(309) 🗆 21/				(50) Uvery Good				(40)	D afaile	☐ High (40) ☐ Good						_			
(304) □ One				(60	0) 🗆	Excellent		a later.	7-3-6					8792544	-	Very (
(305) □ Two	Story L	uplex		1.0	er Kuli A				Ageros			L Ph. S.		441 (6	50) 🗆	Excell	ent		
Assessor's	•					,													
Assessor Co				<u> </u>	stmen														
QCD; C	ANCEL.	LATIC	N OF DE	BT															
																			
Comments from								Comr	nents:										
0001258																			
																			
																(Conti	nue on back)		

Good Life, Great Service

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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



• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 _{Mo.} 11 Webster - 91 Day <u>8</u> Day _8 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Andy Estuardo Hernandez Marcos and Donnis Aldair Hernandez-Ma High Flow Partnership Street or Other Mailing Address Street or Other Mailing Address 520 Kennedy Dr 309 N Broadwell Zip Code City State Zip Code Grand Island 68803 Grand Island NE 68803 NE Phone Number (308) 267-4990 Phone Number Is the grantee a 501(c)(3) organization? Yes **√** No (308) 833-0108 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural ☐ Exempt Mineral Interests-Producing IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery ✓ Quit Claim Death Certificate – Transfer on Death Executor Mineral Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction **✓** Gift Easement Life Estate Sale Trustee to Beneficiary Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ■ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 2.185.00 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes of the agent or title company contact.) ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 822 N Cedar St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed...... 22 |\$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 24 \$ 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) ☐ 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. (402) 746-3613 Kory McCracken Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney 11/11/2024 Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data \$ Dav Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska Ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of NOV A.D., 20 24, at 34
o'clock O.M. Recorded in Book 2024
on Page
abbey Horiz County Clerk

Carded

BOOK 2021 PAGE 2065

NEBRASKA DOCUMENTARY	1
Date 1-14-24 \$ 6.15 By 4D	

QUITCLAIM DEED

Donnis Aldair Hernandez Marcos, a single person, and Andy Estuardo Hernandez Marcos, a single person, GRANTORS, in consideration of CANCELLATION OF DEBT, receipt of which is hereby acknowledged, quitclaims and conveys to High Flow Partnership, a Nebraska partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

This deed terminates all of GRANTORS' obligations in the Deed of Trust recorded in Book 2023, page 1277.

Executed November 7, 2024.

Donnis Aldair Hernandez Marcos

Andy Estuardo Hernandez Marcos

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on November <u>7</u>, 2024, by Donnis Aldair Hernandez Marcos, a single person, and Andy Estuardo Hernandez Marcos, a single person.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No. Bo	ook Page	Sal	e Date		www.screen Party	C.60%-33 (Cartilla)	·S	chool Dis						
91 20	24 2067	11/1	3/2024	Base: 6	Base: 65-0005 Aff					Unified:				
Location ID	Sale Number	Useability	7 & Code #	Parcel Number								3.00		
001201401	205	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel		
D	ate of Sale Assessed	Value		0000			01	0	00000	1	000	0000		
Land	Improvements	ľ	otal		D	ate of	Sale	Property	Classific	ation (Code			
6,215			6,215	Status	Prop	erty Ty	pe	Zoning	Location	Cit	y Size	Parcel Size		
area a santa de la companya de la c	Irrigation Type: No	O IRRIGA	TION	A) 2	В)	05		c) 5	D) 3	E)	0	F) 5		
LCG	ACRES:	VA.	LUE:		LCG			ACR	ES:		VAL	JE:		
IRRIGATED 1A1				GR	GRASSLAND 1G1				2.990			4,635		
1A							lG							
2A1						20	31		1.090	1,580				
2A					_	2	2G							
3A1					3G1									
3A		-				3	3G							
4A1						40	3 1							
4A						4	IG		_					
DRYLAND 1D1				5	Shelterbe	lt/Timb	er							
· 1D						Accretic	on			· · · · · ·				
2D1	-					Was	te							
2D	ļ					Oth								
3D1	-			AG L	AG LAND TOTAL				4.080	Marie	Manual (Manual Office)	6,215		
3D					Roads				0.350	12.37				
4D1					Farm Sites									
4D						me Sit								
		4.			Recreation									
Dwellings				Other Non-AG TOTAL							***************************************			
Outbuildings				Noi	1-AG T	OTA	L		0.350					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; ADDING SPOUSE	
Comments from Com	ments:
001201401	
	(Continue on back)

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM **521**

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. DEPARTMENT OF REVENUE • If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster - 91 5_Yr. 2 Mo. _____ Day ____ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Luke D. Faimon and Kelsy Faimon Luke D. Faimon and Kelsy Faimon Street or Other Mailing Address Street or Other Mailing Address 2190 Road T 2190 Road T City State Zip Code City Zip Code Blue Hill 68930 NE Blue Hill NE 68930 Phone Number (402) 705-3869 Is the grantee a 501(c)(3) organization? Phone Number Yes (402) 705-3869 If Yes, is the grantee a 509(a) foundation? Yes Email Address **Email Address** n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Mineral Interests-Producing Agricultural Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Mineral Cemetery Death Certificate - Transfer on Death Executor Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement ✓ Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? 1Exchange Buyer Seller 🗸 No Court Decree **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 6.215.00 Yes ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2190 Road T Same as grantee Blue Hill, NE 68930 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 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 \$ 24 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 5a 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 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. (402) 746-3613 Kory McCracken Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 10/29/2024 Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded 30 Recording Data Day

Nebraska Department of Revenue

Legal description:

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of said Section 4; thence S90°00′00″W (assumed bearing) on the South line of said Southeast ¼ a distance of 665.00 feet to the point of beginning; thence S90°00′00″W continuing on said South line a distance of 460.00 feet; thence N00°00′00″E perpendicular to said South line a distance of 420.00 feet; thence N90°00′00″E parallel to said South line a distance of 460.00 feet; thence S00°00′00″W perpendicular to said South line a distance of 420.00 feet to the point of beginning, containing 4.435 acres more or less, of which 0.35 acres is currently being occupied as public road right of way.

BOOK 2024 PAGE 206

State of Nebraska 3ss. County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this_ NOU A.D., 2024, at o'clock O.M. Recorded in Book 202 on Page 2067 10.00 /ID Deputy Comp

Carded

NEBRASKA DOCUMENTARY

JOINT TENANCY WARRANTY DEED

Luke D. Faimon and Kelsy A. Faimon, husband and wife, GRANTOR, in consideration of ONE NO/100 DOLLARS (\$1.00) and LOVE AND AFFECTION, receipt of which is hereby acknowledged, conveys to Luke D. Faimon and Kelsy A. Faimon, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE¼SE½) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as

Commencing at the Southeast corner of said Section 4; thence S90°00'00"W (assumed bearing) on the South line of said Southeast ¼ a distance of 665.00 feet to the point of beginning; thence S90°00'00"W continuing on said South line a distance of 460.00 feet; thence N00°00'00"E perpendicular to said South line a distance of 420.00 feet; thence N90°00'00"E parallel to said South line a distance of 460.00 feet; thence S00°00'00"W perpendicular to said South line a distance of 420.00 feet to the point of beginning, containing 4.435 acres more or less, of which 0.35 acres is currently being occupied as public road right of way.

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

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

Executed Nov. 17, 2024.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Mbu. Luke D. Faimon and Kelsy A. Faimon, husband and wife.

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD