

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1928	10/9/2024	Base: 91-0074			Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #		Parcel Number								
001702201		187	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					0000			00	0	00000		000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
172,665	121,055		293,720		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:				A) 1	B) 01		C) 5	D) 3	E) 0	F) 6		
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1	69.190	107,245					
	1A					1G	9.500	14,725					
	2A1					2G1	4.930	7,145					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D	0.170		470	Accretion								
	2D1	0.060		165	Waste								
	2D				Other								
	3D1				AG LAND TOTAL		83.850	129,750					
	3D				Roads		2.500						
	4D1				Farm Sites		1.000	13,840					
	4D				Home Sites		1.280	29,075					
					Recreation								
	Dwellings			40,175	Other								
	Outbuildings			80,880	Non-AG TOTAL		4.780	42,915					

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>9</u> Yr. <u>24</u>		4 Date of Deed Mo. <u>10</u> Day <u>9</u> Yr. <u>24</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R Buschow aka Michael Buschow & Elizabeth L Buschow Street or Other Mailing Address PO Box 488 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0959 Email Address buschowag@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address PO Box 488 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0959 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address buschowag@gtmc.net			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No life estate				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____							
14 What is the current market value of the real property? 273,140.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 602 W Cass St., Blue Hill, NE				19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael & Elizabeth Buschow PO Box 488 Blue Hill, NE 68930			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

see attached

21 If agricultural, list total number of acres transferred in this transaction 87

22 Total purchase price, including any liabilities assumed.	22	\$	0:00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$!
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0:00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5a</u>			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

(402) 762-3524

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>21</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK 2024, Pg 1928
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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 OF 193.46 FEET; THENCE N00°42'12"E, A DISTANCE OF 201.21 FEET; THENCE S43°11'06"W, A DISTANCE OF 286.09 FEET TO 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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Oct A.D., 2024, at 10:48
o'clock AM. Recorded in Book 2024
on Page 1928-1929
Abbey Harris County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>10-21-24</u>
\$ Exempt	<u>5.00</u> By <u>AS</u>

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 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 OF 193.46 FEET; THENCE N00°42'12"E, A DISTANCE OF 201.21 FEET;
 THENCE S43°11'06"W, A DISTANCE OF 286.09 FEET TO 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 with 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, 2024

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

Elizabeth L. Buschow
 Elizabeth L. Buschow, Grantor

STATE OF NEBRASKA)

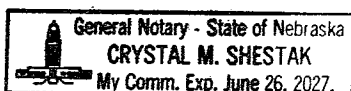
COUNTY OF Day)

)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 October 9, 2024

Crystal M. Shestak
 Notary Public



Residential & Commercial Sales Worksheet

[illegible]

8370

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>9</u> Yr. <u>24</u>		4 Date of Deed Mo. <u>10</u> Day <u>9</u> Yr. <u>24</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R Buschow aka Michael Buschow & Elizabeth L Buschow Street or Other Mailing Address PO Box 488 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0959 Email Address buschowag@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address PO Box 488 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0959 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address buschowag@gtmc.net			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No life estate				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____							
14 What is the current market value of the real property? 124,505.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 602 W Cass St., Blue Hill, NE				19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael & Elizabeth Buschow PO Box 488 Blue Hill, NE 68930			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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.		22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

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

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

(402) 762-3524

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

Register of Deed's Use Only

For Dept. Use Only

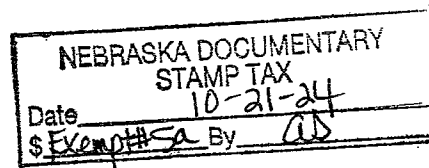
28 Date Deed Recorded Mo. <u>10</u> Day <u>21</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK2024, 1930
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Grantee's Name:

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of Oct A.D., 2024, at 10:51
o'clock a M. Recorded in Book 2024
on Page 1930
Abbey Harig County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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 with 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, 2024

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

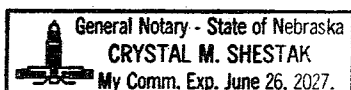
Elizabeth L. Buschow
Elizabeth L. Buschow, Grantor

STATE OF NEBRASKA)
COUNTY OF Clay) 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 October 9, 2024

Crystal M. Shestak
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	1941	10/18/2024	Base: 91-0074		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310700		189		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133				00	0	20005		024	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
5,805		36,910		42,715		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01		C) 1		D) 1	E) 6	F) 2			

		Residential		Commercial	
Multiple Improvements:		Multiple Improvements :		Multiple Improvements :	
Construction Date:		Construction Date : 1900		Construction Date :	
Floor:		Floor Sq. Ft. : 1,060		Floor Sq. Ft. :	
Building Cost New:		Cost : 180,200		Cost :	
Single Family Style: 101		Residential Condition: 10		Commercial Occupancy Code:	
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out		Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn		Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good		(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 50		(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low		Cost Rank:	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair		(10) <input type="checkbox"/> Low	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Average	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good		(30) <input type="checkbox"/> Above Average	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input checked="" type="checkbox"/> Very Good		(40) <input type="checkbox"/> High	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex				(60) <input type="checkbox"/> Excellent	

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE 'S WD	
Comments from	Comments:
000310700	
(Continue on back)	

Real Estate Transfer Statement

 FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 10 Day 18 Yr. 24	4 Date of Deed Mo. 9 Day 10 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark Bauman Trustee Terri Hughes Family Trust Street or Other Mailing Address 400 S. Sycamore City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lazara Carillo Street or Other Mailing Address 400 S. Sycamore City Blue Hill State NE Zip Code 68930	
Phone Number N/A		Phone Number 402-902-2292	
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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor		
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Mineral		
<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition		
<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.		
<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		
10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)	
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Auction	<input type="checkbox"/> Gift		
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange		
<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition		
<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust		
<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale		
<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)		
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? (If Yes, check the appropriate box.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	
		<input type="checkbox"/> Family Corp., Partnership, or LLC	
		<input type="checkbox"/> Self	
		<input type="checkbox"/> Brothers and Sisters	
		<input type="checkbox"/> Grandparents and Grandchild	
		<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	
		<input type="checkbox"/> Parents and Child	
		<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? 118,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes HalieFleecs <input type="checkbox"/> No
18 Address of Property 400 S. Sycamore, Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.) 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 118,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

Lazara Carillo

Print or Type Name of Grantee or Authorized Representative

 sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

10/18/2024

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 23 Yr. 24	29 Value of Stamp or Exempt Number \$ 265.50	30 Recording Data BK 2024, Pg 1941
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Nebraska Department of Revenue

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

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

Grantee—Retain a copy of this document for your records

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

Attorney 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
(24), 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.


MARK BAUMAN, TRUSTEE

STATE OF NEBRASKA)
COUNTY OF Adams) ss:

The foregoing trustee's deed was acknowledged before me on 9-10-24,
2024, by Mark Bauman, Trustee of the Terri Hughes Family Trust.




Notary Public

My commission expires: 6-22-2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	1942	10/23/2024	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000324501		190		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	33	0	02003		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,535				4,535		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)						A) 2	B) 01		C) 1	D) 1	E) 6	F) 2		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000324501	
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	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) Grantor's Name (Seller) Lyndell J. Morlang Street or Other Mailing Address 10 Box 364 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2005 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) R Enterprise LLC Street or Other Mailing Address P O Box 102 City Blue Hill State NE Zip Code 68930 Phone Number (269) 953-2030 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? 4,950.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Ruhter Auction & Real Estate <input type="checkbox"/> No		
18 Address of Property 1006 W Maple St Blue Hill, NE 68930			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.) 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 _____	
22 Total purchase price, including any liabilities assumed.	22 \$ 4,950.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 4,950.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Ricky Myers, Member, R Enterprise LLC

Print or Type Name of Grantee or Authorized Representative

(269) 953-2030

Phone Number

10/23/2024

Date

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Register of Deed's Use Only

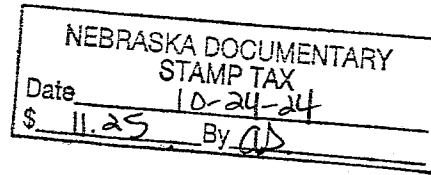
For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 24 Yr. 24	29 Value of Stamp or Exempt Number \$ 11.25	30 Recording Data BK 2024, Pg 1942
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State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 1942

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of Oct A.D., 2024, at 9:13
o'clock a M. Recorded in Book 2024
on Page 1942
Abbey Hargis County Clerk
10.20.24 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Lyndell J. Morlang, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, R Enterprise LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9) and Ten (10), Block Two (2), Sweezy's Addition to Blue Hill, Webster County, Nebraska

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

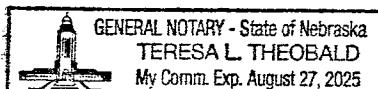
- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed October 23, 2024.

Lyndell J. Morlang by Catherine A. Valdez, ATTY in Fact
Lyndell J. Morlang by Catherine A. Valdez, her Attorney-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.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	MH	5	10/24/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002605806				1		GeoCde	Twtn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
		8,240		8,240		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 3	B) 01		C) 1	D) 1	E) 6	F) 0		
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements :				Multiple Improvements :				
Construction Date:						Construction Date : 1988				Construction Date :				
Floor:						Floor Sq. Ft. : 1,216				Floor Sq. Ft. :				
Building Cost New:						Cost : 50,650				Cost :				
Single Family Style: 100						Residential Condition: 20				Commercial Occupancy Code:				
(100) <input checked="" type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:						Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
521 MH														
Comments from							Comments:							
002605806														

(Continue on back)

Manufactured Housing Transfer Statement

• 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.

FORM
521MH

1 County Name Webster		2 County Number 91		3 Date of Sale Mo. 10 Day 24 Yr. 2024		4	
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Dwayne Lorence and Sheila M. Lorence Current Mailing Address (Number and Street or PO Box) 26051 Hwy 36 City Lebanon State KS Zip Code 66952				6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name Moxana, LLC Current Mailing Address (Number and Street or PO Box) 544 N Seward Street City Red Cloud State NE Zip Code 68970			
Daytime Phone (785) 282-0431		Email Address n/a		Daytime Phone (254) 718-9674		Email Address n/a	
7 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (Explain.) _____							
8 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
10 Was the sale between relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp. or Partnership <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Parents and Child							
11 What is the current market value of the manufactured housing? \$3,210.00				12 Was the mortgage assumed? (If Yes, state amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ at _____ %			
13 Was the sale through an real estate agent or title company? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If Yes, include the name of the agent: Southern Title, LLC							
14 Length (Without Hitch)		15 Width		16 Make Champion Home Builders Co		17 Model	
						18 Year 1988	
19 Vehicle Identification Number 0581433671							
20 Situs address of the Manufactured Home Before Sale 925 N Elm Street Red Cloud, NE 68970				21 Name and Address of Person to Whom the Tax Statement Should be Sent Moxana, LLC 544 N Seward Street Red Cloud, NE 68970			
20a Situs address of the Manufactured Home After Sale 925 N Elm Street Red Cloud, NE 68970							
22 Name and Address of the Land Owner Moxana, LLC 544 N Seward Street Red Cloud, NE 68970				23 Legal Description of the Land Lots Five (5), Six (6), Seven (7) and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska			

24 Total purchase price, including any liabilities assumed.....		24	3,210.00
25 Was non-real property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)			
25a Furnishings	25a		
25b Moving Costs	25b		
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.

**sign
here**

Mark Van Beber, Member, Moxana, LLC

Print or Type Name of Buyer or Authorized Representative


Signature of Buyer or Authorized Representative

Grantee

Title

(254) 718-9674

Daytime Phone

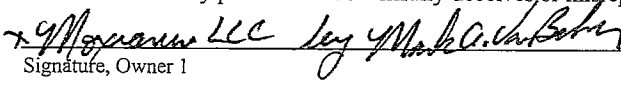

10/24/2024

Date

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.

Application for Certificate of Title

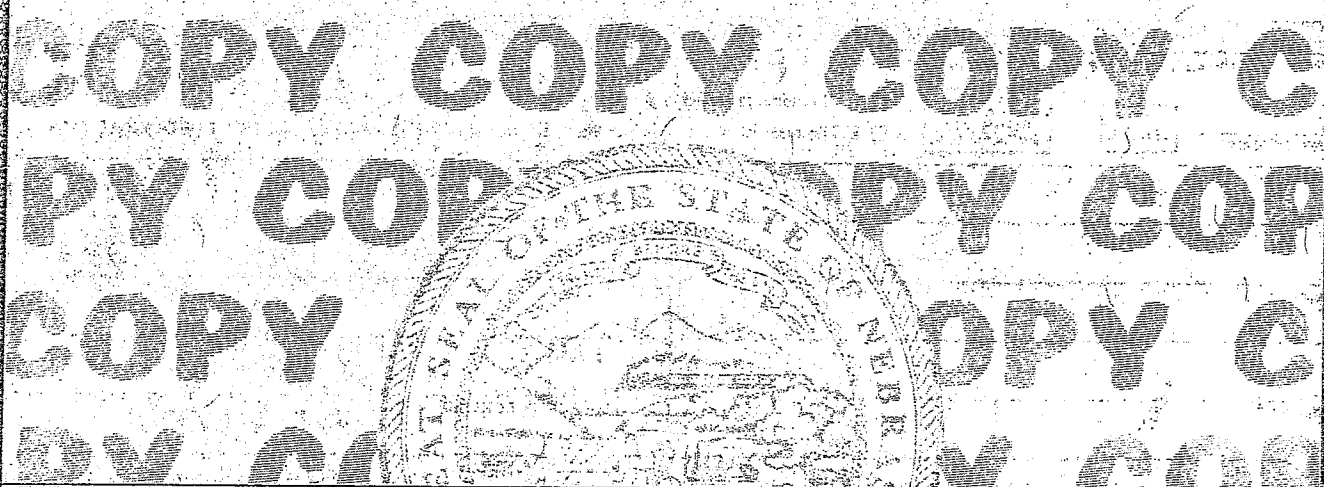
1 Vehicle Description						Fee \$10.00					
<input type="checkbox"/> Salvage <input type="checkbox"/> Previously Salvaged <input type="checkbox"/> Flood <input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback											
Vehicle Identification Number 0581433671			Year 1988		Make CHAMPION HOME		Model XXXXXX				
Body Style MANUFACTURED		Color GRAY		GVWR 0		# of Passengers 0		Taxi Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Limousine Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2 Owner/Applicant Information (if more than three (3), please attach a second application)											
If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner? <input type="checkbox"/> No (probate will be required to transfer ownership - owner names separated with "And") <input type="checkbox"/> Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")											
Owner Name or Business Name MOXANA, LLC											
Nebraska Driver's License Number			Soc. Sec. Number		Employer Identification Number 93-3281511			Date of Birth			
Second Owner Name or Business Name									<input type="checkbox"/> Check here if spouse of owner 1.		
Nebraska Driver's License Number			Soc. Sec. Number		Employer Identification Number			Date of Birth			
Third Owner Name or Business Name									<input type="checkbox"/> Check here if spouse of owner 1 or 2.		
Nebraska Driver's License Number			Soc. Sec. Number		Employer Identification Number			Date of Birth			
Transfer on Death Beneficiaries, if applicable: If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entities. 1st TOD _____ 2nd TOD _____											
Owner's Residential Address, City, State, Zip 544 N SEWARD ST RED CLOUD NE 68970-2341											
Owner's Mailing Address, City, State, Zip (if different)											
3 Lien Information (please attach a second application for secondary lien notations)											
Fee \$7.00											
Is there a lien on this vehicle? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, you must complete this section and provide a copy of the lien instrument with this application.											
Primary Lender Name:					Primary Lender ID:						
Primary Lender Address:											
If there is a lien, are you a non-resident requesting a printed title for issuance of a title in your state of residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
The undersigned being duly sworn attest and affirm the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or concealing a material fact in this application can result in a fine, imprisonment or both and cancellation of your certificate of title. Any purchaser who willfully deceives or misrepresents information relating to sales tax may be found guilty of a Class IV felony.											
 Signature, Owner 1					 Signature, Owner 2						
 Signature, Owner 3					 Date October 25, 2024						
All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.											



N0005127470

NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number 0581433671	Year 1988	Make / Model CHAMPION HOME BUILDERS CO. / XXXXX
Previous Title NE N0005073633	Body Style MANUFACTURED HOME	Color GRAY
Mail To MOXANA, LLC 544 N SEWARD ST RED CLOUD NE 68970-2341	Purchase Date 24-Oct-2024	Issue Date 25-Oct-2024
	Residential Address 544 N SEWARD ST RED CLOUD NE 68970-2341	Owner Name(s) MOXANA, LLC



SELLER MUST COMPLETE



Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING	<input type="checkbox"/> NO TENTHS	<input type="checkbox"/> CAUTION: READ CAREFULLY BEFORE YOU CHECK A BLOCK	<input checked="" type="checkbox"/> 1 The mileage stated is in excess of its mechanical limits.	<input checked="" type="checkbox"/> 2 The odometer reading is not the actual mileage.	WARNING - ODOMETER DISCREPANCY
------------------	------------------------------------	---	---	---	--------------------------------

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.		PURCHASER'S INFORMATION	
SIGNATURE OF SELLER		PRINTED NAME OF PURCHASER(S)	
SIGNATURE OF SELLER		ADDRESS	
SIGNATURE OF SELLER		CITY STATE ZIP	
PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)		I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)	
DATE OF SALE		SIGNATURE OF PURCHASER	
INVENTORY CONTROL NUMBER		SIGNATURE OF PURCHASER	

County WEBSTER	Title Number N0005127470
Witness My Hand And Official Seal The Date Shown	
County Official G7893004 <i>Janet K Knehans</i> JANET K KNEHANS	 
\$10.00	

VOID IF ALTERED OR DUPLICATE ISSUED

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	1959	10/24/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000128400		191	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		014	0000
Land	Improvements	Total	Date of Sale Property Classification Code									
2,035	2,265	4,300	Status	Property Type		Zoning	Location		City Size		Parcel Size	
Assessor Location: RED CLOUD (RC)			A) 1	B) 01		C) 1	D) 1		E) 6		F) 2	
			Residential					Commercial				
Multiple Improvements:			Multiple. Improvements. :					Multiple. Improvements. :				
Construction Date:			Construction Date :					Construction Date :				
Floor:			Floor Sq. Ft. :					Floor Sq. Ft. :				
Building Cost New:			Cost :					Cost :				
Single Family Style:			Residential Condition:					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:			Residential Quality:					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low					Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000128400												
(Continue on back)												

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	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) Grantor's Name (Seller) Dwayne Lorence and Sheila M. Lorence Street or Other Mailing Address 26501 Hwy 36 City Lebanon State KS Zip Code 66952 Phone Number (785) 282-0431 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Moxana, LLC Street or Other Mailing Address 544 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (254) 718-9674 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
---	--	--	--

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

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

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

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

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

14 What is the current market value of the real property? 2,790.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 925 N Elm Street Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	--

20 Legal Description (Attach additional pages, if needed.)
Lots Five (5), Six (6), seven (7) and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed.	22 \$ 6,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 3,210.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2,790.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

Mark Van Beber, Member, Moxana, LLC

Print or Type Name of Grantee or Authorized Representative

Mark Van Beber, Member
Signature of Grantee or Authorized Representative

Grantee
Title

(254) 718-9674

Phone Number

10/13/2024

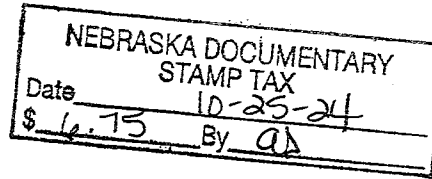
Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 25 Yr. 24	29 Value of Stamp or Exempt Number \$ 6.75	30 Recording Data BK 2024, pg 1959
--	--	--

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 Oct A.D., 20 24, at 9:53
o'clock 2 M. Recorded in Book 2024
on Page 1959Abbey Haring County Clerk
10.00 Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED

Dwayne Lorence and Sheila M. Lorence, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Moxana, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

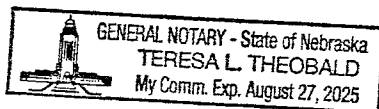
Executed October 24, 2024.

Dwayne Lorence
Dwayne Lorence

Sheila M Lorence
Sheila M. Lorence

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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



Teresa L Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1960	10/26/2024	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001204400		192	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4241	3	9	11	0	00000	1	000	1985
Land	Improvements		Total		Date of Sale Property Classification Code								
413,250			413,250		Status	Property Type		Zoning	Location		City Size		Parcel Size
	Irrigation Type:				A) 2	B) 05		C) 5	D) 3		E) 0		F) 10
LCG		ACRES:	VALUE:		LCG		ACRES:	VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1	45.000	69,750					
	1A					1G							
	2A1					2G1	1.000	1,450					
	2A					2G	8.000	11,600					
	3A1					3G1	6.000	8,700					
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D	97.000	266,750		Accretion								
	2D1				Waste								
	2D	16.000	44,000		Other								
	3D1				AG LAND TOTAL		177.000	413,250					
	3D				Roads		3.000						
	4D1				Farm Sites								
	4D	4.000	11,000		Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL		3.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
001204400	

61985

Real Estate Transfer Statement

192

FORM
521

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

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

1 County Name Webster - 91		2 County Number	3 Date of Sale/Transfer Mo. 10 Day 26 Yr. 2024	4 Date of Deed Mo. 10 Day 26 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached. Street or Other Mailing Address P.O. Box 56 City Lawrence State NE Zip Code 68957 Phone Number NA Email Address NA			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dwayne L. Reiman, Trustee of the Dwayne L. Reiman Revocable Trust Street or Other Mailing Address P.O. Box 56 City Lawrence State NE Zip Code 68957 Phone Number NA Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt		(C) <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____				
14 What is the current market value of the real property? 413,250.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee.	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				

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

See attached.

21 If agricultural, list total number of acres transferred in this transaction **180**

22 Total purchase price, including any liabilities assumed.	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	1,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(5)(a)**

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.

Pierce D. Fiala

(402) 834-3300

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney at Law

Date

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 28 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt # Sa	30 Recording Data BK 2024, Pg 1960
--	---	--

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

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 6th 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

Attest

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 26, 2024.

(Signature Pages Follow)

Terry L. Reiman

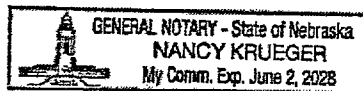
Terry L. Reiman, Grantor

Jolene Jarecki

Jolene Jarecki, Grantor

State of Nebraska)
County of Buffalo) ss.


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



Nancy Krueger
Signature, Notary Public

Nancy Krueger
Printed Name, Notary Public

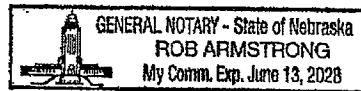
Justin Betty
Justin Betty, Grantor




Lisa M. Betty, Grantor

State of Nebraska)
) ss.
County of Kearney

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




Signature, Notary Public

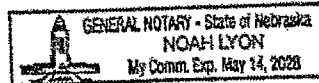
Rob Armstrong
Printed Name, Notary Public

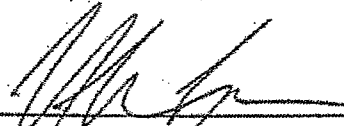

Tom Rowland, Grantor


Tina A. Rowland, Grantor

State of Nebraska)
County of Lincoln) ss.

The foregoing instrument was acknowledged before me this 20th day of October, 2024,
by Tom Rowland and Tina A. Rowland, husband and wife, Grantor.




Signature, Notary Public
Noah Lyon
Printed Name, Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	1964	10/28/2024	Base: 91-0074			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000803200		193		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373					00	0	50005		012	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,390		3,345		5,735		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: COWLES (COW)				A) 1		B) 01		C) 1		D) 1	E) 8	F) 4		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1880	Construction Date :
Floor:	Floor Sq. Ft. : 912	Floor Sq. Ft. :
Building Cost New:	Cost : 90,935	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from 000803200	
Comments:	

(Continue on back)

15210

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

193

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>28</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>10</u> Day <u>28</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Molina Sanchez Street or Other Mailing Address 506 S Hastings Ave City Hastings State NE Zip Code 68901 Phone Number (402) 902-0021 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Abraham E. Guzman Street or Other Mailing Address 415 E G St City Hastings State NE Zip Code 68901 Phone Number (661) 802-2755 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child		
14 What is the current market value of the real property? 5,735.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 201 Cowles Main St Cowles, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

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

See attached

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed.	22 \$ 10,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00	24 \$ 10,500.00
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

Kory McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

10/28/2024

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>28</u> Yr. <u>2024</u>	29 Value of Stamp or Exempt Number \$ <u>24.75</u>	30 Recording Data <u>BK 2024, Pg 1964</u>
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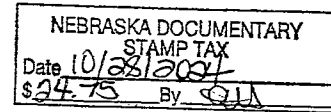
Nebraska Department of Revenue

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

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

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

Lots 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 28 day
of October A.D., 2024, at 2:12
o'clock P.M. Recorded in Book 2024
on Page 1964
Abbey Hang County Clerk
Deputy
Ind Comp Assessor Carded 

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 28, 2024.

Molina A. Sanchez

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.

Comm. expires _____



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	1970	10/3/2024	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000627001		194	4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40010		008	0000	
Land		Improvements	Total		Date of Sale Property Classification Code								
905			905		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 03	C) 3	D) 1	E) 7	F) 2				
		Residential				Commercial							
Multiple Improvements:		Multiple Improvements. :				Multiple Improvements. :							
Construction Date:		Construction Date :				Construction Date :							
Floor:		Floor Sq. Ft. :				Floor Sq. Ft. :							
Building Cost New:		Cost :				Cost :							
Single Family Style:		Residential Condition:				Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:							
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:		Residential Quality:				(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				Cost Rank:				Condition:			
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
QCD; TRANSFER FROM VILLAGE OF GUIDE ROCK													
Comments from						Comments:							
000627001													
(Continue on back)													

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>03</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>10</u> Day <u>29</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Village of Guide Rock Street or Other Mailing Address 120 W Douglas City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-3945 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Hunter Street or Other Mailing Address PO Box 62 City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? 2,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 130 W Grant Street Guide Rock, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.) 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 thereof, 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. \$ 2,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 0.00	24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 2,000.00
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 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

Rodney Hunter

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

Date

10-29-24

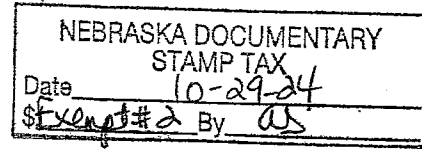
sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>29</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2024, Pg 1970
--	---	--

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Oct A.D., 2024, at 10:27
o'clock a.M. Recorded in Book 2024
on Page 1970
Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

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 thereof, 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

ATTEST:

Patsy Ord
Patsy Ord, Village Clerk

Ron L. Sunday
Ron L. Sunday
Village Chairperson

STATE OF NEBRASKA)
COUNTY OF NUCKOLLS) ss.

The foregoing Quitclaim Deed was acknowledged before me on October 29, 2024, by Ron L. Sunday, Village Chairperson, Webster County, Nebraska.

ABBEY HARIG
General Notary - State of Nebraska
My Commission Expires Sep 28, 2028

Abbey Harig
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	1999	10/23/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002209200		195		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	20	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
124,450				124,450		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	9.000		13,950				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	24.000		66,000		Accretion								
	2D1					Waste		34.000		17,000				
	2D					Other								
	3D1					AG LAND TOTAL		77.000		124,450				
	3D					Roads		3.000						
	4D1					Farm Sites								
	4D	10.000		27,500		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		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)

7/3/25

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 195

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>23</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>10</u> Day <u>23</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew D. Utecht and Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew D. Utecht Street or Other Mailing Address 150 N. Stephens City Lawrence State NE Zip Code 68957 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? \$ 400,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Matthew D. Utecht 150 N. Stephens Lawrence, NE 68957
------------------------	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty (20), in 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 <u>30</u>
--

22 Total purchase price, including any liabilities assumed.	22 \$
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
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 <u>5a</u>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign
here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

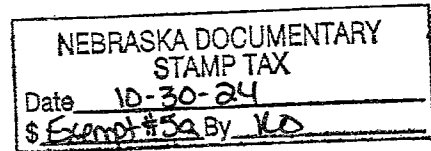
For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	30 Recording Data <u>BL 2024 Pg 1999</u>
--	--	---

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Oct A.D., 2024, at 8:50
o'clock A M. Recorded in Book 2024
on Page 1999
Abbey Harig County Clerk
10-00 V Deputy
Ind Comp Assessor Carded




RETURN TO: Matthew D. Utecht
150 N. Stephens
Lawrence, NE 68957

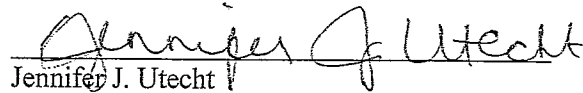
QUITCLAIM DEED

MATTHEW D. UTECHT and JENNIFER J. UTECHT, husband and wife, GRANTORS, whether one or more, whether one or more, in consideration of one dollar and other valuable considerations, receipt of which is hereby acknowledged, quitclaims and conveys to Matthew D. Utecht, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.


Executed: October 30, 2024.


Matthew D. Utecht

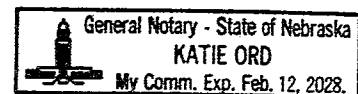

Jennifer J. Utecht

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

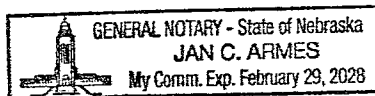
The foregoing instrument was acknowledged before me on the 30 day of October, 2024, by Matthew D. Utecht, husband of Grantor.

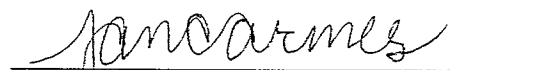

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)



The foregoing instrument was acknowledged before me on the 25th day of October, 2024, by Jennifer J. Utecht, wife of Grantee.




Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	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) Grantor's Name (Seller) Ronald J. Karmazin and Colleen K. Karmazin Street or Other Mailing Address 17020 Morgan Ave City Gretna State NE Zip Code 68028 Phone Number 402-984-5449 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heather R. Ockinga Street or Other Mailing Address 2414 Road 1625 City Blue Hill State NE Zip Code 68930 Phone Number (308) 289-3441 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

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

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

18 Address of Property 537 W Gage Street Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	--

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

20 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Fourteen (14), Original Town 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.	22 \$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

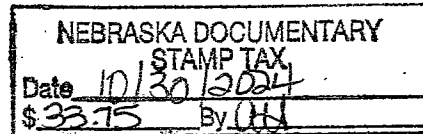
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Heather R. Ockinga Print or Type Name of Grantee or Authorized Representative Heather R. Ockinga Signature of Grantee or Authorized Representative		(308) 289-3441 Phone Number 10/30/2024 Date
sign here		Grantee Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 30 Yr. 24	29 Value of Stamp or Exempt Number \$ 33.75	30 Recording Data BK 2024, Pg 2000

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 30 day
of October A.D., 2024, at 11:00
o'clock A M. Recorded in Book 2024
on Page 2000
Althea Hana County Clerk
\$10.00 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. 76-201):

Lot Twelve (12), Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska

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

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

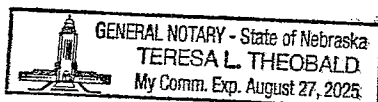
Executed October 30, 2024.

Ronald J. Karmazin
Ronald J. Karmazin

Colleen K. Karmazin
Colleen K. Karmazin

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 30, 2024 by Ronald J. Karmazin and Colleen K. Karmazin, husband and wife.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2001	10/31/2024	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000609900		197		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40010		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
190				190		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)						A) 2	B) 01		C) 1	D) 1	E) 7	F) 1		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000609900	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 24		4 Date of Deed Mo. 10 Day 31 Yr. 24	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie A. and Linda Arrants Street or Other Mailing Address 310 University Street City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2073 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney Hunter Street or Other Mailing Address 610 High Street City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-7996 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA			

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

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

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

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

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

14 What is the current market value of the real property? 190.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property NA	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
-------------------------------------	--

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

20 Legal Description (Attach additional pages, if needed.)
The East Sixty (60) feet of Lot One (1), Block Eight (8), Vance's Addition to the Village of 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 \$ _____
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ _____

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

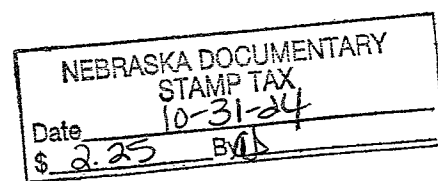
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
☐ Yes ☒ No

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

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

sign here	Don E. Theobald Print or Type Name of Grantee or Authorized Representative <i>[Signature]</i> Signature of Grantee or Authorized Representative	Attorney Title	(402) 746-2774 Phone Number 10/27/2024 Date
-----------	--	-------------------	--

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 31 Yr. 24	29 Value of Stamp or Exempt Number \$ 2.25	30 Recording Data BK2024 Pg 2001

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of Oct A.D., 2024, at 9:46
o'clock AM. Recorded in Book 2024
on Page 2001
Abbey Hanig County Clerk
10.00 0 AD Deputy
Ind Comp Assessor CardedPrepared 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):

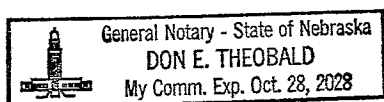
The East Sixty (60) feet of Lot One (1), Block Eight (8), Vance's Addition
to the Village of Guide Rock, Webster County, Nebraska

Executed October 31, 2024.

Lonnie L. Arrants Linda Arrants
Lonnie L. Arrants Linda Arrants

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.



Don E. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2010	11/1/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002209200		198		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	20	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
124,450				124,450		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		9.000		13,950				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		24.000		66,000		Accretion								
2D1						Waste		34.000		17,000				
2D						Other								
3D1						AG LAND TOTAL		77.000		124,450				
3D						Roads		3.000						
4D1						Farm Sites								
4D		10.000		27,500		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		3.000						

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

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

FORM
521

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

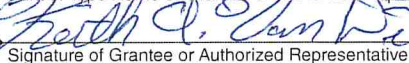
1 County Name Webster - 91		2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 1 Yr. 2024	4 Date of Deed Mo. 10 Day 31 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew D. Utecht Street or Other Mailing Address 150 N Stephens City Lawrence State NE Zip Code 68957 Phone Number 402-984-3765 Email Address n/a			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith A. Van Diest Street or Other Mailing Address 1771 37th Ave City Columbus State NE Zip Code 68601 Phone Number 402-276-0739 Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt		<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? 400,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Midwest Land Group <input type="checkbox"/> No		
18 Address of Property Ag Lant		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a <input checked="" type="checkbox"/> No address assigned		18b <input checked="" type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.) The North Half of the Northeast Quarter (N½NE¼) of Section 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.	22 \$ 400,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 400,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Keith A. Van Diest

Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

402-276-0739

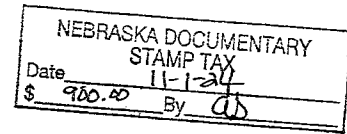
Date

11/1/2024

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 1 Yr. 24	29 Value of Stamp or Exempt Number \$ 900.00	30 Recording Data BK2024, Pg 2010
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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 Nov A.D., 20 24, at 3:32
o'clock P.M. Recorded in Book 2024
on Page 2010
Abbey Havig County Clerk
10.40 AD Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED

Matthew D Utecht and Jennifer J. Utecht, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Keith A. Van Diest, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty (20), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

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

Executed November 1, 2024.

A handwritten signature of Matthew D. Utecht over a horizontal line.

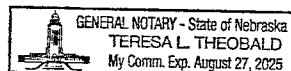
Matthew D. Utecht

A handwritten signature of Jennifer J. Utecht over a horizontal line.

Jennifer J. Utecht

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 1, 2024, 2023 by
Matthew D. Utecht, husband of Jennifer J. Utecht.

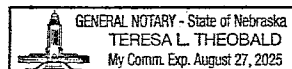


A handwritten signature of Teresa L. Theobald over a horizontal line.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 31, 2024, 2023 by
Jennifer J. Utecht, wife of Matthew D. Utecht.



A handwritten signature of Teresa L. Theobald over a horizontal line.

Notary Public

Residential & Commercial Sales Worksheet

County No.	Book	Page	Sale Date	School District Code								
91	2024	2019	11/4/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000161900		199	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10090		000	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
2,005		159,690	161,695	Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2	B) 01		C) 1	D) 1	E) 6	F) 1		
			Residential			Commercial						
Multiple Improvements:			Multiple Improvements. :			Multiple Improvements. :						
Construction Date:			Construction Date :			Construction Date :						
Floor:			Floor Sq. Ft. :			Floor Sq. Ft. :						
Building Cost New:			Cost :			Cost :						
Single Family Style:			Residential Condition:			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality:			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						
000161900 000166900												
(Continue on back)												

39990
46580

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 11 Day 4 Yr. 2024	4 Date of Deed Mo. 11 Day 1 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd A. Mahin and Lisa M. Mahin Street or Other Mailing Address 2714 N 206th St City Elkhorn State NE Zip Code 68022 Phone Number (402) 960-9393 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ted Terhune and Joyce Terhune Street or Other Mailing Address 105 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number 406-403-5729 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		
10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____		
14 What is the current market value of the real property? 250,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No
18 Address of Property 105 N Cherry St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
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 \$ 250,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ _____	24 \$ 250,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

Joyce Terhune

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

11/4/2024

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 4 Yr. 24	29 Value of Stamp or Exempt Number \$ 562.50	30 Recording Data BK2024 Pg 2019
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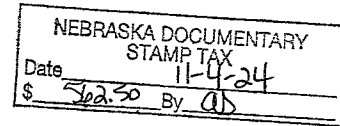
Nebraska Department of Revenue

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

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

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

The South 16 $\frac{2}{3}$ 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 }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 4 day
of Nov A.D., 20 24, at 11:00
o'clock A.M. Recorded in Book 2024
on Page 2019
Deputy County Clerk
16.00 Deputy
Ind Comp Assessor CardedReturn 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):

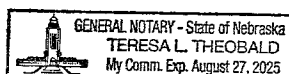
The South 16 2/3 feet of Lot Ten (10), and all of Lots Eleven (11) and Twelve (12), Block Eight (8), Platt's First Addition to the City of Red Cloud, Nebraska, and a tract of land described as follows: Commencing at the Southeast corner of Block Eight (8), Platt's First Addition to the City of Red Cloud, 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.

Executed November 1, 2024.
Todd A. Mahin
Lisa M. MahinSTATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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


Notary PublicMy commission expires: 8/27/2025

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	2024	8/29/2024	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001503500	200	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	31	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
703,695		703,695		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	278.470	431,630						
1A				1G	28.960	44,885						
2A1				2G1	139.270	201,940						
2A				2G	16.000	23,200						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste	4.080	2,040						
2D				Other								
3D1				AG LAND TOTAL	466.780	703,695						
3D				Roads	7.990							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	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)

Real Estate Transfer Statement

200

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 08 Day 29 Yr. 2024	4 Date of Deed Mo. 08 Day 29 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Irene S. Kohn Street or Other Mailing Address 3064 Highway 136 City Superior State NE Zip Code 68978 Phone Number (402) 879-3156 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Irene S. Kohn, Trustee, et al Street or Other Mailing Address 3064 Highway 136 City Superior State NE Zip Code 68978 Phone Number (402) 879-3156 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? 703,695.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			19 Name and Address of Person to Whom the Tax Statement Should be Sent Irene S. Kohn, 3064 Highway 136, Superior, NE 68978		

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.	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Nick Montague

Print or Type Name of Grantee or Authorized Representative

(402) 392-0101

Phone Number

11/6/2024

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney Representative

Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 11 Day 6 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2024 Pg 2024	

EXHIBIT "A"

65000 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

69515 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

69960 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

Abbey King

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

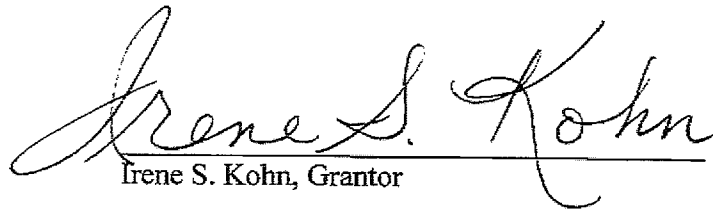
QUIT CLAIM DEED

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"

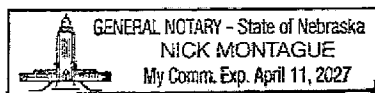
GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

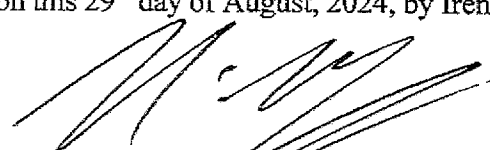
EXECUTED on this 29th day of August, 2024


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.





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 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2043	11/8/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001206800		201		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	17	1	00000	1	000	6212
Land		Improvements		Total		Date of Sale Property Classification Code								
57,440		35,470		92,910		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 7		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		12.000		18,600				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		12.000		18,600				
3D						Roads		1.000						
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				5,665		Other								
Outbuildings				29,805		Non-AG TOTAL		3.000		38,840				

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

62125

Real Estate Transfer Statement

201

FORM
521

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

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

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>8</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>11</u> Day <u>6</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dallas W. Henry Street or Other Mailing Address 1671 Road 2100 City, State Zip Code Blue Hill NE 68930 Phone Number 269-953-9609 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roy F. Faimon and Peggy S. Faimon Street or Other Mailing Address 1781 Hwy 78 City, State Zip Code Blue Hill NE 68930 Phone Number 402-460-9880 Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Montgomery Auction <input type="checkbox"/> No			
18 Address of Property 1671 Road 2100 Blue Hill, NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Attached							

21 If agricultural, list total number of acres transferred in this transaction		22 Total purchase price, including any liabilities assumed.		22	\$	59,633.39
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23		\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24		\$		59,633.39
25 If this transfer is exempt from the documentary stamp tax, list the exemption number						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No						

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

Roy F. Faimon

Print or Type Name of Grantee or Authorized Representative

Roy F. Faimon
Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

11/2/2024

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>11</u> Day <u>8</u> Yr. <u>24</u>		29 Value of Stamp or Exempt Number \$ 135.00		30 Recording Data BK2024, Pg 2043	
---	--	--	--	---	--

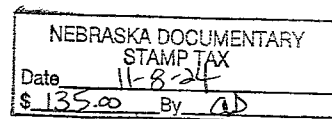
Grantee—Retain a copy of this document for your records.

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 $89^{\circ}53'12''$ W along the South line of said Northeast Quarter (NE1/4) a distance of 407.20 feet; thence $N00^{\circ}10'38''$ W a distance of 1672.69 feet; thence $S89^{\circ}27'29''$ E a distance of 412.39 feet; thence $S00^{\circ}00'00''$ 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 } ss.
County of Webster }

BOOK 2024 PAGE 2043

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of Nov A.D., 2024, at 9:31
o'clock a M. Recorded in Book 2024
on Page 2043
Dallas W. Henry County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

WARRANTY DEED

Dallas W. Henry, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Roy F. Faimon and Peggy S. Faimon, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land 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.

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

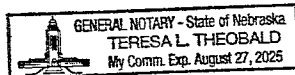
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed November 6, 2024.

Dallas W. Henry
Dallas W. Henry

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 6, 2024 by Dallas W. Henry, a single person.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2052	11/8/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000171800		202		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10125		004	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
3,840		87,145		90,985		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1		D) 1	E) 6	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1962	Construction Date :
Floor:	Floor Sq. Ft. : 1,680	Floor Sq. Ft. :
Building Cost New:	Cost : 160,785	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Condition:
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(10) <input type="checkbox"/> Low
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good
		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:
 WD

Comments from 000171800 **Comments:**

(Continue on back)

42570

202

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number 		3 Date of Sale/Transfer Mo. 11 Day 8 Yr. 2024		4 Date of Deed Mo. 11 Day 8 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached. Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number (308) 784-7149 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Smart Choice Properties, LLC Street or Other Mailing Address PO Box 129 City _____ State NE Zip Code 68958 Phone Number (308) 991-6178 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
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10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 73,700.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Rusty Rhynalds <input type="checkbox"/> No			
18 Address of Property 905 N. Franklin Red Cloud NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Smart Choice Properties, LLC PO Box 129 Loomis NE 68958			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) 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.							
21 If agricultural, list total number of acres transferred in this transaction N/A							
22 Total purchase price, including any liabilities assumed.						22	\$ 73,700.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 73,700.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number N/A							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

Eric D. Miller

Print or Type Name of Grantee or Authorized Representative

(308) 784-4580

Phone Number

11/8/2024

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 8 Yr. 24	29 Value of Stamp or Exempt Number \$ 166.50	30 Recording Data BK 2024, p 2052
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Nebraska Department of Revenue

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

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

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

2024 Nov 08 12:54 PM 166.50 Book 2024 Page 2052

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 }
County of Webster } ss.

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

Attest

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.

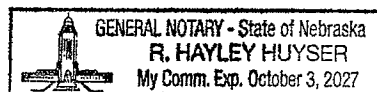
Executed: November 8, 2024

Katrina Oaklund
Katrina Oaklund

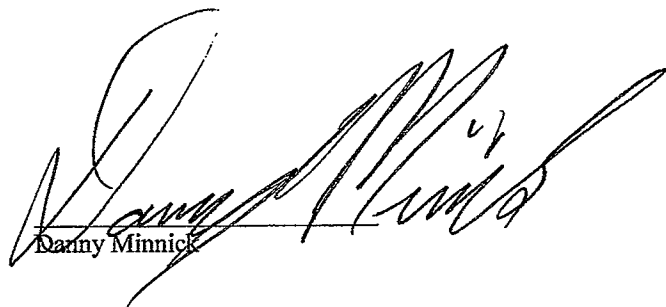
Ronald Oaklund
Ronald Oaklund

STATE OF NEBRASKA)
COUNTY OF Gosper) ss.

The foregoing instrument was acknowledged before me this 6th day of November, 2024, by KATRINA OAKLUND and RONALD OAKLUND, wife and husband.

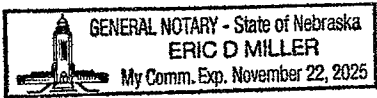



R. Hayley Huyser
Notary Public



Danny Minnick


STATE OF NEBRASKA)
) SS.
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me this 7th day of November, 2024, by
DANNY MINNICK, a single person.



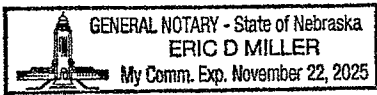

Notary Public



Scott Minnick


Mary Minnick

STATE OF NEBRASKA)
) SS.
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me this 7th day of November, 2024, by
SCOTT MINNICK and MARY MINNICK, husband and wife.



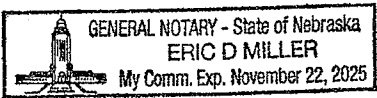

Notary Public



Celia Fanning


Leon Fanning

STATE OF NEBRASKA)
) SS.
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me this 7th day of November, 2024, by
CELIA FANNING and LEON FANNING, wife and husband.



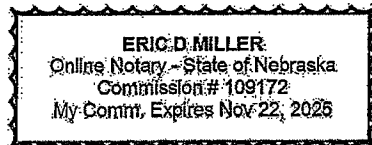

Notary Public

Signed by Charmaine Brown EOP-DocVerify: 2024-11-07 16:08:04 EST
Charmaine Brown
4507182166020834676801

Charmaine Brown

STATE OF NEBRASKA)
) SS.
COUNTY OF DAWSON)

The foregoing instrument was acknowledged before me on 11/7/2024
by CHARMAINE BROWN, a non-resident and non-domiciliary of the State of Nebraska, via Remote Online Notary.



Signed by Eric D. Miller EOP-DocVerify: 2024-11-07 16:54:40 EST

4507182166020834676801

Notary Public

Notarial Act Performed by Audio visual communication

*Signed by Black Knight EXP-DocVerify: 2024-11-08 11:10:34 EST
Brenda Ralston
4502790-24980737-24576962

Brenda Ralston, f/k/a
Brenda Minnick O'Brien

STATE OF NEBRASKA)
) SS.
COUNTY OF DAWSON)

The foregoing instrument was acknowledged before me on 11/8/2024,
by BRENDA RALSTON, f/k/a BRENDA MINNICK O'BRIEN, a non-resident and non-domiciliary of the State of
Nebraska, via Remote Online Notary.

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

*Signed by Black Knight EXP-DocVerify: 2024-11-08 11:19:24 EST
[Signature]
4502790-24980737-76961

Notary Public

Notarial Act Performed by Audio visual communication

REST/Minnick Smart Choice WD/jn

Residential & Commercial Sales Worksheet

[illegible]

18330

Real Estate Transfer Statement

203

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>11</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>11</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Derrick E & Jolene K Duffy Street or Other Mailing Address 650 John Street City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7025 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Frances L Duffy Street or Other Mailing Address 615 University Ave City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7308 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 20,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 615 University Ave Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
--	--

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

20 Legal Description (Attach additional pages, if needed.)
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.	22 \$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0,00

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

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

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

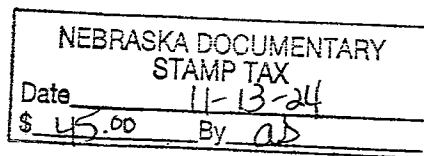
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative		(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative		11-13-24 Date
Attorney		
Title		

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>11</u> Day <u>13</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>45.00</u>	30 Recording Data <u>BK 2024 Pg 2060</u>	

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 2060

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 13 day
of Nov A.D., 20 24, at 3:48
o'clock P M. Recorded in Book 2024
on Page 2060
Abbey Hering County Clerk
10.00 8 AD Deputy
Ind Comp Assessor Carded

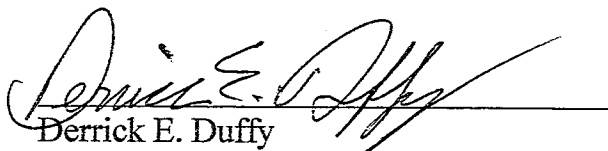


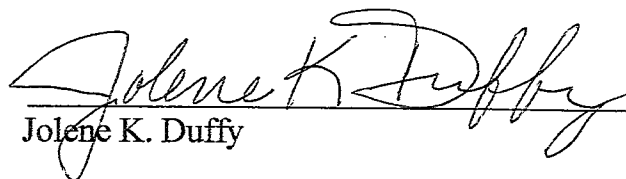
QUITCLAIM DEED

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

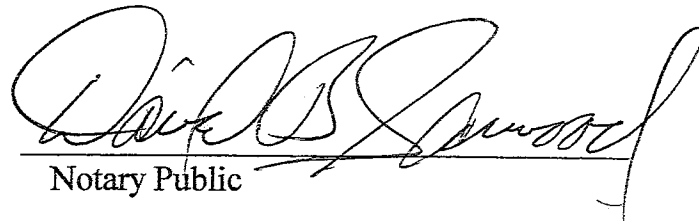

Derrick E. Duffy

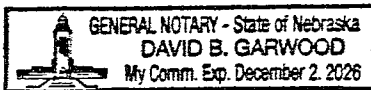

Jolene K. Duffy

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 12-2-26


Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2065	11/8/2024	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125800		204		4	09	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,310		1,040		2,350		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :				
Construction Date:						Construction Date :				Construction Date :				
Floor:						Floor Sq. Ft. :				Floor Sq. Ft. :				
Building Cost New:						Cost :				Cost :				
Single Family Style:						Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:						Residential Quality:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; CANCELLATION OF DEBT														
Comments from							Comments:							
000125800														

(Continue on back)

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 8 Yr. 2024	4 Date of Deed Mo. 11 Day 8 Yr. 2024
--------------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andy Estuardo Hernandez Marcos and Donnis Aldair Hernandez-Ma Street or Other Mailing Address 520 Kennedy Dr City Grand Island State NE Zip Code 68803 Phone Number (308) 267-4990 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) High Flow Partnership Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 833-0108 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
---	--	---	--

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

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

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

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

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

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

14 What is the current market value of the real property? 2,185.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 822 N Cedar St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	--

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

11/11/2024

Date

Register of Deed's Use Only

For Dept. Use Only

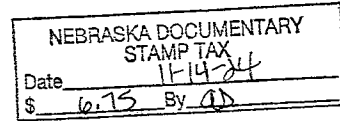
28 Date Deed Recorded Mo. 11 Day 14 Yr. 24	29 Value of Stamp or Exempt Number \$ 6.75	30 Recording Data BK2024 Pg 2065
--	--	--

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 }

BOOK 2024 PAGE 2065

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Nov A.D., 2024, at 3:44
o'clock P.M. Recorded in Book 2024
on Page 2065
Abbey Hanna County Clerk
10:00 AD Deputy
ind Comp Assessor Carded



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 8, 2024.

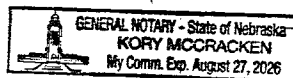
Donnis H. Marcos
Donnis Aldair Hernandez Marcos

Andy A. Marcos
Andy Estuardo Hernandez Marcos

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on November 8, 2024, by Donnis Aldair Hernandez Marcos, a single person, and Andy Estuardo Hernandez Marcos, a single person.

Comm. expires _____



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2067	11/13/2024	Base: 65-0005		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001201401		205		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,215				6,215		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type: NO IRRIGATION						A) 2	B) 05		C) 5	D) 3	E) 0	F) 5		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		2.990		4,635				
1A						1G								
2A1						2G1		1.090		1,580				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		4.080		6,215				
3D						Roads		0.350						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		0.350						

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

(Continue on back)

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 13 Yr. 24	4 Date of Deed Mo. 11 Day 13 Yr. 24
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Luke D. Faimon and Kelsy Faimon Street or Other Mailing Address 2190 Road T City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-3869 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luke D. Faimon and Kelsy Faimon Street or Other Mailing Address 2190 Road T City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-3869 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 6,215.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 2190 Road T Blue Hill, NE 68930 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee
---	--

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

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed.	22 \$ 0'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0'00	23 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0'00	24 \$ 0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

10/29/2024

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 14 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK2024, Pg 2067	
--	---	---	--

Legal description:

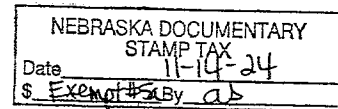
A tract of land located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Four (4), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of said Section 4; thence S90°00'00"W (assumed bearing) on the South line of said Southeast $\frac{1}{4}$ 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.

State of Nebraska } ss.
County of Webster }

BOOK 2024 PAGE 2067

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Nov A.D., 2024, at 3:17
o'clock P.M. Recorded in Book 2024
on Page 2067
Abbey Harris County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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 (SE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ 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. 13, 2024.

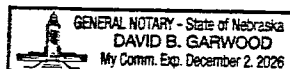
Luke D. Faimon
Luke D. Faimon

Kelsy A. Faimon
Kelsy A. Faimon

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on Nov. 13, 2024, by Luke D. Faimon and Kelsy A. Faimon, husband and wife.

Comm. expires 12-2-2026



David B. Garwood
Notary Public