

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2024	2068	10/15/2024	Base: 91-0002					Affiliated:		Unified:		
Location ID	Sale Number	Usability & Code #		Parcel Number									
000167100	206	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
				4491			00	0	10105		008	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
4, 375	184,735	189,110		A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
Assessor Location: RED CLOUD (RC)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 101				Residential Condition: 35				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 checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER BETWEEN EX-SPOUSE

Comments from
000167100

Comments:

(Continue on back)

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2024	4 Date of Deed Mo. 10 Day 15 Yr. 2024
Webster - 91			

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
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Grantor's Name (Seller) Cassandra A. Olson	Grantee's Name (Buyer) Wesley J. Olson
Street or Other Mailing Address 333 West 2nd Street	Street or Other Mailing Address 142 N. Franklin

City Minden	State NE	Zip Code 68959	City Red Cloud	State NE	Zip Code 68970
Phone Number			Phone Number		Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(e) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Email Address	Email Address
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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)
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<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
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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"/> Executor	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer <input type="checkbox"/> Auction <input checked="" type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other
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<input type="checkbox"/> Brothers and Sisters <input checked="" type="checkbox"/> Ex-spouse	<input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child
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14 What is the current market value of the real property? \$207,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> \$ _____ %
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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.) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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18 Address of Property 142 N. Franklin Red Cloud, NE 68959	19 Name and Address of Person to Whom the Tax Statement Should be Sent Wesley J. Olson 142 N. Franklin Red Cloud, NE 68959
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20 Legal Description (Attach additional pages, if needed.) Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Eight (8), Platt's Addition to Red Cloud, Webster County, Nebraska; and Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eight (8), Platt's Addition to Red Cloud, Webster County, Nebraska.
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21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed. 22 \$ 0.00
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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
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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
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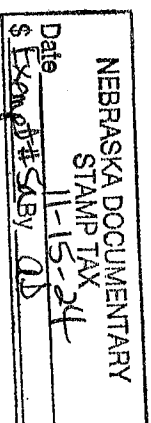
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.
Wesley J. Olson
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
here sign
Title
Date
Phone Number

28 Date Deed Recorded Mo. 11 Day 15 Yr. 24	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK2024 Pg 2068	For Dept Use Only
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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 15 day
of Nov A.D., 2024, at 12:11
o'clock PM. Recorded in Book 2024
on Page 2068
Quincy Hugg County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



RETURN TO: Wesley J. Olson

142 N. Franklin
Red Cloud, NE 68970

QUITCLAIM DEED

CASSANDRA A. OLSON, former spouse of the grantee, GRANTOR, whether one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of Dissolution in Webster County District Court, Case No. C121-69 receipt of which is hereby acknowledged, quitclaims and conveys to, WESLEY J. OLSON, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat. 76-201):

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Eight (8), Platt's Addition to Red Cloud, Webster County, Nebraska;

and

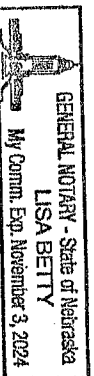
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eight (8), Platt's Addition to Red Cloud, Webster County, Nebraska.

Executed: October 15, 2024.

Cassandra A. Olson
Cassandra A. Olson

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on the 15 day of October, 2024, by Cassandra A. Olson, former spouse of Grantee.



Lisa Betty
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	2084	11/19/2024	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000514400	207	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
				4131			00	0	30030		001	0000	
Date of Sale Assessed Value													
Land	Improvements	Total		Date of Sale Property Classification Code									
900	53,605	54,505		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> 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 checked="" type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> 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:													
WD													
Comments from													
000514400													
Comments:													
(Continue on back)													

1460

NEBRASKA

Real Estate Transfer Statement

201

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 19 Yr. 2024	4 Date of Deed Mo. 11 Day 19 Yr. 2024
Webster - 91			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benjamin Joseph Christ Street or Other Mailing Address 201 O Street City Bladen State NE Zip Code 68928 Phone Number (402) 601-8248 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 469-6784 Email Address n/a Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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)
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<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
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8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
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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
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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 <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Other
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14 What is the current market value of the real property? 85,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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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 Adams Land Title Co <input type="checkbox"/> No
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18 Address of Property 201 West O Street Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent GRANTEE (#6)
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18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

Lot Eight (8), Block One (1), Spence and Bennett's Addition to Bladen, Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed. 22 \$ 85,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See Instructions)	23 \$ _____ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 85,000.00

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
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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	Dusty S. McKenna Dusty McKenna Signature of Grantee or Authorized Representative	Title/Escrow Agent Title	(402) 463-4198 Phone Number 11/19/2024 Date
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28 Date Deed Recorded Mo. 11 Day 19 Yr. 24	29 Value of Stamp or Exempt Number \$ 191.25	30 Recording Data BX 2024, Pg 2084	For Dept. Use Only
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Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 11/19/24
\$ 191.25 By AS

Bk 2024, Pg 2084

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of November A.D., 2024, at 12:01
o'clock PM. Recorded in Book 2024
on Page 2084

Anthony D. ...

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

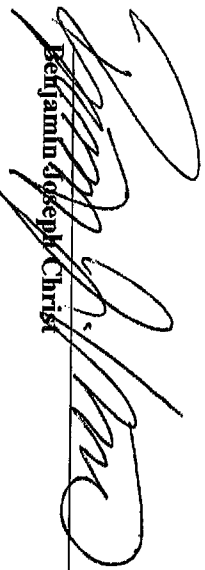
The Grantor, **BENJAMIN JOSEPH CHRIST, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **PROVIDENCE LAND, LLC**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Eight (8), Block One (1), Spence and Bennett's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

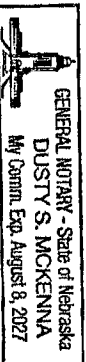
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

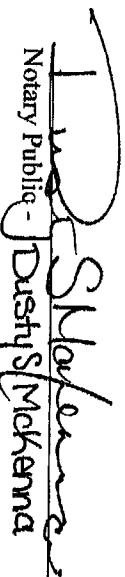
Executed 11/19/2024.


Benjamin Joseph Christ

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 19th day of November, 2024, before me personally appeared **Benjamin Joseph Christ**.




Notary Public - Dusty S. McKenna

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code														
91	2024	2094	11/18/2024	Base: 91-0074					Affiliated:					Unified:				
Location ID	Sale Number	Usability & Code #		Parcel Number														
000301300	210	4 06		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel						
Date of Sale Assessed Value				4133 00 0 20005 002 0000														
Land	Improvements	Total		Date of Sale Property Classification Code														
3, 570	37, 895	41, 465		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. : 918					Floor Sq. Ft. :									
Building Cost New:				Cost : 93, 680					Cost :									
Single Family Style: 101				Residential Condition: 20					Commercial Occupancy Code:									
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:									
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:				Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank: Condition:									
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low									
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average									
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High									
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent									

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

Assessor Comments and Reason for Adjustment:

QCD; PROPERTY TRANSFERRED TO CITY

Comments from
000301300

Comments:

(Continue on back)

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

210

FORM 521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91		Mo. 11 Day 18 Yr. 2024	Mo. 11 Day 18 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) GTP TLC REO P, LLC Street or Other Mailing Address 920 S. 107th Avenue, Suite 250	Grantee's Name (Buyer) CITY OF BLUE HILL Street or Other Mailing Address P.O. BOX 277
City Omaha	City Blue Hill
State NE	State NE
Zip Code 68114	Zip Code 68930
Phone Number (402) 502-1000	Phone Number (402) 756-2056
Email Address	Email Address cityofbluehill@gmail.com
	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(c)(3) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family <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"/> Corrective <input type="checkbox"/> Executor	<input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty
----------------	--	--	--	--	---

9 Was transfer part of IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
---	---------------------	---	--	---

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

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

<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
38,000.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
305 NE Railway St, Blue Hill, NE, 68930	CITY OF BLUE HILL P.O. BOX 277 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.)

The South Ninety-one (91) feet of Lot's Six (6), Seven (7) and Eight (8), Block Two (2), 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 \$ 3,000.00
---	----------------

23 Was non-real property included in the purchase?

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 3,000.00

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. § 79-2.14 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

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

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

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

Alex Buschow

Print or Type Name of Grantor or Authorized Representative

sign

Signature of Grantor or Authorized Representative

Mayor of City of Blue Hill

Title

Date

(402) 756-2056

Phone Number

11/12/2024

Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 11 Day 19 Yr. 24	\$ 6.75	BK 2024, Pg 2014

NEBRASKA DOCUMENTARY

STAMP TAX

Date: 11/19/24

By AS \$ 6.75

State of Nebraska } ss.
County of Webster }

on Page 2094

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

QUIT CLAIM DEED

My Commission Expires: 5/13/27

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	2085	3/15/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #	Parcel Number										
000127100	208	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4371			00	0	10020		011	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
1, 095	89, 675	90, 770	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: RED CLOUD (RC)			A) 1	B) 01	C) 1	D) 1	E) 6	F) 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: 101			Residential Condition: 30			Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:							
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank: Condition:							
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out							
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn							
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average							
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good							
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent			(50) <input type="checkbox"/> Very Good							
(305) <input type="checkbox"/> Two Story Duplex						(60) <input type="checkbox"/> Excellent							

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000127100

Comments:

(Continue on back)

55930

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

208

FORM
521

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

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 03 Day 15 Yr. 2024		Mo. 03 Day 15 Yr. 2024	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Patti J Jorgensen				Grantee's Name (Buyer) Toby Jorgensen and Renee Brant			
Street or Other Mailing Address c/o Mindy Komarek, 110 E Ave 2				Street or Other Mailing Address 842 N Elm St			
City McPherson		State KS		City Red Cloud		State NE	
Phone Number (620) 684-8018		Zip Code 67460		City Red Cloud		State NE	
Phone Number (620) 684-8018		Zip Code 67460		City Red Cloud		State NE	
Email Address n/a		Zip Code 68970		City Red Cloud		State NE	
Email Address n/a		Zip Code 68970		City Red Cloud		State NE	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status				(B) Property Type			
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home				<input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input 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"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary							
<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
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 842 N Elm St Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Eleven (11), 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 \$ 25,000.00							
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 \$ 25,000.00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.							

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

sign here

Attorney

Attorney

Phone Number
(402) 746-3613
11-9-24

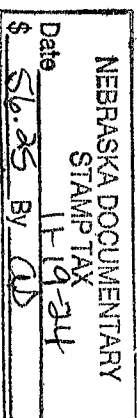
Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept Use Only
Mo. 11 Day 19 Yr. 24	\$ 56.25	BR2024Pg 2085	

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the

Clerk's office of said county this 19 dayof Nov A.D., 2024, at 3:21o'clock PM. Recorded in Book 2024on Page 2085Abbey Huang, County Clerk10.00 DeputyInd Comp Assessor Carded

JOINT TENANCY WARRANTY DEED

Patti J. Jorgensen, surviving spouse of Ivan J. Jorgensen and still a single person, GRANTOR, in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) receipt of which is hereby acknowledged, convey to Toby Jorgensen and Renee Brant, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES 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 March 15th, 2024.

PATTI J. JORGENSEN

By Mindy Komarek
Mindy Komarek, Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 15th, 2024, by Mindy Komarek, Attorney in Fact for Patti J. Jorgensen

Comm. expires 12-2-2026

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	2086	3/18/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000127100	209	4	11	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value			4371			00	0	10020		011	0000		
Land	Improvements	Total		Date of Sale Property Classification Code									
1,095	89,675	90,770		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:									
Construction Date:				Construction Date:									
				1910									
Floor:				Floor Sq. Ft.:									
Building Cost New:				Cost:									
				1,350									
Single Family Style: 101				Residential Condition: 30									
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out									
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn									
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average									
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good									
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good									
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent									
(106) <input type="checkbox"/> Other													
Townhouse or Duplex Style:				Residential Quality: 30									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair									
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good									
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good									
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent									
(305) <input type="checkbox"/> Two Story Duplex													

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

Assessor Comments and Reason for Adjustment:

QCD, TITLE CORRECTION

Comments from

000127100

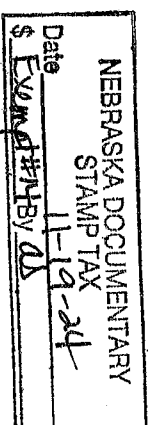
Comments:

(Continue on back)

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the

Clerk's office of said county this 19 dayof Nov A. D., 20 24, at 3:23o'clock P M. Recorded in Book 2024on Page 2084Albert King County ClerkID. 25 DeputyInd Comp Assessor Carded 

QUITCLAIM DEED

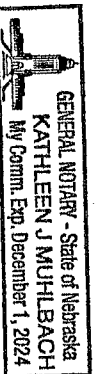
Celine Zlomke, daughter and sole heir of Don Richards, who died March 8, 2019, and Brian Zlomke, her husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), receipt of which is hereby acknowledged, quitclaim and convey to Toby Jorgensen and Renee Brant, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed March 18, 2024.Brian Zlomke
Brian ZlomkeCeline Zlomke
Celine Zlomke

STATE OF NEBRASKA, COUNTY OF HALL) ss.

The foregoing instrument was acknowledged before me on March 18th, 2024, by Brian Zlomke and Celine Zlomke, husband and wife.

Comm. expires 12-1-2024Kathleen J Muhlbach
Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date		School District Code									
91	2024	2095	11/19/2024		Base: 01-0123					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number										
002000500	211	4	05	GeoCode	Twn	Rng	Sec	Qrt	Subdiv	Area	Bk	Parcel		
Date of Sale Assessed Value				4245	3	11	2	2	00000	1	000	9235		
Land	Improvements	Total		Date of Sale Property Classification Code										
712, 540	1, 290	713, 830		Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1				GRASSLAND 1G1	294.000			455,700						
1A				1G	32.000			49,600						
2A1				2G1	129.000			187,050						
2A				2G										
3A1				3G1	3.000			4,350						
3A				3G										
4A1				4G1										
4A				4G										
DRYLAND 1D1				Shelterbelt/Timber										
1D				Accretion										
2D1				Waste		4.000		2,000						
2D				Other										
3D1				AG LAND TOTAL		462.000		698,700						
3D				Roads		12.000								
4D1				Farm Sites		1.000		13,840						
4D				Home Sites										
				Recreation										
Dwellings				Other										
Outbuildings		1,290		Non-AG TOTAL		13.000		13,840						
Assessor's Adjustment to Sale Price (+ or -):				Total Recapture Value:										
Assessor Comments and Reason for Adjustment:														
QCD ; LIFE ESTATE														
Comments from				Comments:										
002000500 002105600 002106000														

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 19 Yr. 2024	4 Date of Deed Mo. 11 Day 19 Yr. 2024
Webster - 91			

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

Grantor's Name (Seller) Arthur C. Miller and Sandra D. Miller Street or Other Mailing Address PO Box 123	Grantee's Name (Buyer) Sandra D. Miller Street or Other Mailing Address PO Box 123
---	---

City Hlostein Phone Number (402) 461-6862 Email Address n/a	State NE Zip Code 68950 City Holstein Phone Number (402) 461-6862 Email Address n/a	State NE Zip Code 68970	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	--	----------------------------------	---

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reserved 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"/> 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? 951,773.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	---	--

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

18 Address of Property Rural Bladen, NE 68928	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 checked="" type="checkbox"/> Vacant land
---	---

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

See attached

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

22 Total purchase price, including any liabilities assumed.	22 \$	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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613
Phone Number
11/21/2024
Date

Register of Deed's Use Only

28 Date Deed Recorded

No. 11 Day 21 Yr. 24 \$ Exempt 5a

29 Value of Stamp or Exempt Number

30 Recording Date
BK 2024 Pg 2095
For Dept. Use Only

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Four (4) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska;

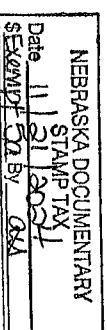
The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska; and

The West one-half mile of the County road running East and West along and adjacent to the South side of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska; and along and adjacent to the North side of the Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of November A.D., 2024, at 2:45
o'clock P. M. Recorded in Book 2004
on Page 2095 County Clerk
APRIL HONG OKA Deputy
511.00
Ind. Comp Assessor Carded



QUITCLAIM DEED

Arthur C. Miller and Sandra D. Miller, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Sandra D. Miller, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The West one-half mile of the County road running East and West along and adjacent to the South side of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and along and adjacent to the North side of the Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

**ARTHUR C. MILLER HEREBY RESERVES A LIFE ESTATE IN HIS
UNDIVIDED ONE-HALF INTEREST IN SAID REAL ESTATE.**

Executed November 19, 2024.

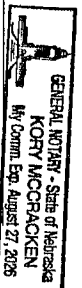
Arthur C. Miller
Arthur C. Miller

Sandra D. Miller
Sandra D. Miller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 19, 2024, by
Arthur C. Miller and Sandra D. Miller, husband and wife.

Comm. expires



Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	2130	12/3/2024	Base: 91-0002					Affiliated:		Unified:		
Location ID	Sale Number	Useability & Code #	Parcel Number										
002212000	212	4	07	GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel	
				4493	1	12	32	4	00000	1	000	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total											
676,630	24,245	700,875	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1	27.800	43,090								
1A			1G	3.000	4,650								
2A1			2G1	20.000	29,000								
2A			2G	39.000	56,550								
3A1			3G1	7.000	10,150								
3A			3G	34.000	49,300								
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D	94.000	258,500	Acresion										
2D1			Waste	15.000	7,500								
2D			Other										
3D1			AG LAND TOTAL	314.000	662,790								
3D			Roads	5.000									
4D1	32.200	88,550	Farm Sites	1.000	13,840								
4D	42.000	115,500	Home Sites										
			Recreation										
Dwellings			Other										
Outbuildings		24,245	Non-AG TOTAL	6.000	13,840								

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFERRED 222/1200 INTEREST

Comments from

Comments:

002212000 002212200

(Continue on back)

11535
11535

NEBRASKA

Real Estate Transfer Statement

212

FORM
521

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>03</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>22</u> Yr. <u>2024</u>
---------------	-----------------	--	---

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

Grantor's Name (Seller) See Attachment	Grantee's Name (Buyer) Timothy Wyatt Rhoades and Nora Lorena Rhoades
---	---

Street or Other Mailing Address	Street or Other Mailing Address 13021 P Road
---------------------------------	---

City	State	Zip Code
------	-------	----------

Phone Number	City Smith Center	State KS	Zip Code 66967
--------------	----------------------	-------------	-------------------

Email Address N.A.	Phone Number (402) 440-1063	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No
-----------------------	--------------------------------	---	-----------

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

(A) Status	(B) Property Type	(C)
------------	-------------------	-----

8 Type of Deed	Conservator	Distribution	Land Contract/Memo	Partition	Sheriff	Other
----------------	-------------	--------------	--------------------	-----------	---------	-------

9 Was transfer part of IRS like-kind exchange (i.e., § 1031 Exchange) by buyer or seller?	10 Type of Transfer	Distribution	Foreclosure	Irrevocable Trust	Revocable Trust	Transfer on Death
---	---------------------	--------------	-------------	-------------------	-----------------	-------------------

11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
--	---

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
--	---	--

16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	18 Address of Property
--	---	------------------------

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

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 268,250.00
---	------------------

23 Was non-real property included in the purchase?	23 \$ 1
--	---------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 268,250.00
---	------------------

25 If this transfer is exempt from the documentary stamp tax, list the exemption number	26 Is an affidavit as described in Neb. Rev. Stat. § 76-214 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
---	--

27 If yes, is the required affidavit attached to this filing?	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
---	--

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

Mo. <u>12</u> Day <u>3</u> Yr. <u>24</u>	\$ <u>605.25</u>	BR 2024 Pg 2130	
--	------------------	-----------------	--

Grantor

Brad Holtzen and Jill Blair
1212 Road H, York, NE 68467
402-351-8550

Rick Holtzen
2909 Summit St., Sioux City, IA 51104
712-490-9209

Thomas L. Holtzen
W153 Oakwood Dr., Delafield, WI 53018
262-212-0934

Jon Holtzen
703 Crown Ridge Dr., Colorado Springs, CO 80904
719-651-5545

Kenyon Schuett
2536 Folsom Ln, Morrisville, NC 27560
919-597-8932

Roger Schuett and Sally L. Schuett
1344 4th Road, Chapman, NE 68827-3720

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY STAMP TAX	
Date: 12/03/24	By AS
\$ 605.25	

Bk 2024, Pg 2130

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 03 day
of December A.D., 2024, at 01:44
o'clock PM. Recorded in Book 2024
on Pages 2130-2136

Anthony J. King

County Clerk

Fee: \$46.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **BRAD HOLTZEN AND JILL BLAIR, HUSBAND AND WIFE; RICK HOLTZEN, A MARRIED PERSON who is domiciled in the State of Iowa; THOMAS L. HOLTZEN, A MARRIED PERSON who is domiciled in the State of Wisconsin; JON HOLTZEN, A SINGLE PERSON who is domiciled in the State of Colorado; KENYON SCHUETT, A SINGLE PERSON who is domiciled in the State of North Carolina; AND ROGER SCHUETT AND SALLY L. SCHUETT, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TIMOTHY WYATT RHOADES AND NORA LORENA RHOADES, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):


ALL THEIR UNDIVIDED 222/1,200 INTEREST IN AND TO:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-two (32) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.


GRANTORS covenant with GRANTEEES that GRANTORS:

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

Executed 11-22-24.



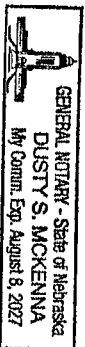
Brad Holzen

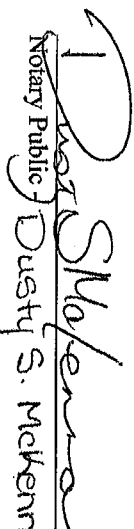


Jill Blair

STATE OF NEBRASKA
COUNTY OF Adams } ss

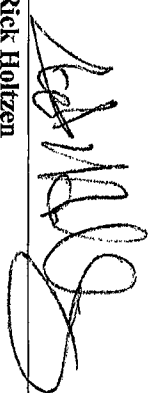
On this 22nd day of November, 2024, before me personally appeared Brad Holzen and Jill Blair.



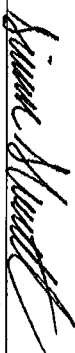


Notary Public of Dusty S. Mckenna

Executed 11/22/2024

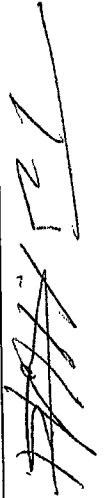

Rick Holtzen

STATE OF IOWA
COUNTY OF Woodbury } ss
On this 22 day of November, 2024, before me personally appeared Rick Holtzen.


Notary Public - Simon Slechta

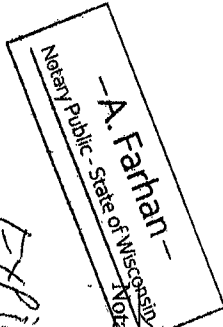


Executed 11/22/2024.



Thomas L. Holtzen

STATE OF WISCONSIN }
COUNTY OF Waushara } ss
On this 22 day of November, 2024, before me personally appeared Thomas L. Holtzen


A. Farhan

Ashaad Farhan
Expires 09-26-2026

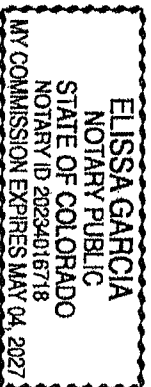
Executed 11/25/2024.



Jon Holtzen

STATE OF COLORADO
COUNTY OF El Paso }
ss

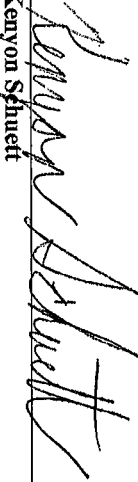
On this 25th day of November, 2024, before me personally appeared Jon Holtzen.





Notary Public - Elissa Garcia


Executed November 24, 2024


Kenyon Schuett


NEBRASKA
STATE OF NORTH CAROLINA
COUNTY OF Adams } ss

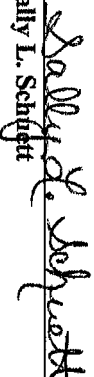
On this 24th day of November, 2024, before me personally appeared Kenyon Schuett.




Notary Public - Carla Jackson

Executed November 26, 2024



Roger Schuett


Sally L. Schuett

STATE OF NEBRASKA
COUNTY OF NEBRASKA } ss

On this 26th day of November, 2024, before me personally appeared Roger Schuett and Sally L. Schuett.




Notary Public - Kassandra J. Blodgett

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2024	2139	12/2/2024	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
001915600	213	1		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4371	2	11	35	3	00000		000	9060	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
32,175	104,550	136,725		A) 1	B) 01	C) 5	D) 2	E) 0	F) 5				
Irrigation Type:													
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1									
1A				1G									
2A1				2G1									
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D				Accretion									
2D1				Waste									
2D				Other									
3D1				AG LAND TOTAL									
3D				Roads									
4D1				Farm Sites									
4D				Home Sites		3.300		32,175					
				Recreation									
Dwellings		83,835		Other									
Outbuildings		20,715		Non-AG TOTAL		3.300		32,175					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from
001915600

Comments:

(Continue on back)

10000

NEBRASKA

Real Estate Transfer Statement

213

FORM
521

Good Life, Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91		Mo. <u>12</u> Day <u>2</u> Yr. <u>24</u>	Mo. <u>11</u> Day <u>22</u> Yr. <u>24</u>

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

Grantor's Name (Seller) Joey M. Peters & Candace L. Peters	Grantee's Name (Buyer) Zachary L. Martin
---	---

Street or Other Mailing Address 1383 Evergreen	Street or Other Mailing Address 1110 Highway 136
---	---

City Minden	State NE	Zip Code 68959
----------------	-------------	-------------------

Phone Number 308-830-2835	Phone Number (913) 705-0235	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
------------------------------	--------------------------------	--	---

Email Address N/A	Email Address N/A
----------------------	----------------------

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary
--	---	--

<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	12 Was real estate purchased for same use? (If No, state the intended use.)
---	--	---

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

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____	<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child
---	---	---

14 What is the current market value of the real property? 220,000.00	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 <input type="checkbox"/> No Expo Realty
---	---

18 Address of Property 1110 Highway 136, Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent See #6 Above
---	--

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

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

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

22 Total purchase price, including any liabilities assumed.....	22 \$ 220,000.00
---	------------------

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) _____

25 If this transfer is exempt from the documentary stamp tax, list the exemption number	25 \$ 220,000.00
---	------------------

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

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

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

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

and I hereby duly authorized to sign this statement.

Zachary L. Martin

Print or Type Name of Grantor or Authorized Representative

sign

Signature of Grantor or Authorized Representative

Grantee

Title

Date 12-2-24

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>12</u> Day <u>4</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>495.00</u>	30 Recording Data BK202419 2139	For Dept Use Only
---	--	------------------------------------	-------------------

File No.: H2889

EXHIBIT A

PROPERTY DESCRIPTION

County Surveyor's Lot Eighteen (18), being part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-Five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT tract conveyed to The State of Nebraska in Deed Book 25, Page 339.

NEBRASKA DOCUMENTARY STAMP TAX	
Date: 12/04/24	By: AS
\$ 495.00	

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 04 day
of December A.D., 2024, at 09:41
o'clock AM. Recorded in Book 2024
on Page 2139

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

(above space for recorder's use)
Return to: Phelps County Title Company 311 West Ave., Holdrege, NE 68949
WARRANTY DEED

Joey M. Peters and Candace L. Peters, a married couple, herein called the GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Zachary L. Martin, herein called the GRANTEE, whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot Eighteen (18), being part of the Southwest Quarter (SW¹/₄) of Section Thirty-Five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska EXCEPT tract conveyed to The State of Nebraska in Deed Book 25, Page 339.

GRANTOR does hereby covenant jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of said real estate and that it is free from encumbrance except covenants, easements and restrictions of record; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

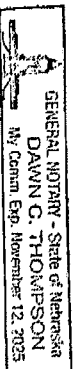
Executed this 10th day of November, 2024

Joey M. Peters
Joey M. Peters

Candace L. Peters
Candace L. Peters

STATE OF NEBRASKA)
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 10th day of November, 2024 by Joey M. Peters and Candace L. Peters, a married couple.



Dawn C. Thompson
NOTARY PUBLIC

(seat)

Sales Worksheet

[illegible]

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

214

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>20</u> Yr. <u>2007</u>	4 Date of Deed Mo. <u>02</u> Day <u>21</u> Yr. <u>2022</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christopher G & Sheila R Roemer Street or Other Mailing Address 262 N Dodge Rd City Healey State KS Zip Code 67650		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Doug Pierce Street or Other Mailing Address 341 N Cherry St City Red Cloud State NE Zip Code 68970	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		8 Type of Deed	
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<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	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____		14 What is the current market value of the real property? _____	
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ <u>53,000.00</u> 5.875 %		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 442 West 6th Ave Red Cloud, NE 68970	
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.) The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska.	
21 If agricultural, list total number of acres transferred in this transaction _____.		22 Total purchase price, including any liabilities assumed. 22 \$ <u>52,000.00</u>	
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 \$ <u>0.00</u>		24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ <u>52,000.00</u>	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>13</u>		26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		28 Date Deed Recorded Mo. <u>12</u> Day <u>9</u> Yr. <u>21</u>	
29 Value of Stamp or Exempt Number \$ Exempt # <u>13</u>		30 Recording Date BR2024, 9 2167	
31 For Dept. Use Only		32 For Dept. Use Only	

sign
here

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

Attorney

Title

(402) 746-3613
Phone Number
12-7-24
Date

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 9 day
of Dec A.D., 2024, at 2:54
o'clock PM. Recorded in Book 2024
on Page 2167
Angela Thurgood County Clerk
18.00 Deputy
Ind Comp Assessor Carded

BOOK 2024 PAGE 2167

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>12-9-24</u>
\$ Exempt #13 By	<u>AB</u>

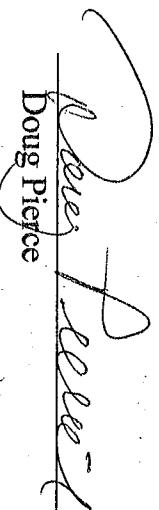
NOTICE OF REAL ESTATE SALE AGREEMENT

Notice is hereby given that Christopher G. Roemer and Sheila R. Roemer, husband and wife, hereinafter referred to as the Seller, whether one or more, and Doug Pierce, hereinafter referred to as the Buyer, whether one or more, have entered into an agreement for sale of the following real estate:

The West Eighty-three Feet (83') of the Northwest Quarter (NW $\frac{1}{4}$) of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

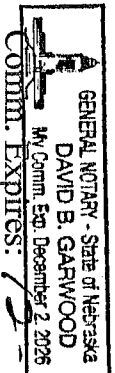
The terms, conditions and covenants of the transaction are specifically stated in the agreement and in case of any conflict between the terms of this notice and that agreement, said agreement shall control. This document is intended only to provide record notice of the respective interests of the parties in said lands, and recording of the Deed to Doug Pierce shall be conclusive proof of the satisfaction of all terms of said contract.

BUYER:


Doug Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 9th,
2024, by Doug Pierce.




Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2024	2162	12/6/2024	Base: 91-0002			Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number									
001913300	215	1		Geocde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4371	2	11	35	1	00000		000	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
58,475	147,625	206,100		A) 1	B) 01	C) 5	D) 2	E) 0	F) 7				
Irrigation Type:													
LCG ACRES: VALUE:				LCG ACRES: VALUE:									
IRRIGATED	1A1			GRASSLAND 1G1									
	1A			1G									
	2A1			2G1									
	2A			2G									
	3A1			3G1				13.540		19,635			
	3A			3G									
	4A1			4G1									
	4A			4G									
DRYLAND	1D1			Shelterbelt/Timber									
	1D			Acretion									
	2D1			Waste									
	2D			Other									
	3D1			AG LAND TOTAL				13.540		19,635			
	3D			Roads									
	4D1			Farm Sites				1.000		13,840			
	4D			Home Sites				1.000		25,000			
				Recreation									
	Dwellings			121,460									
	Outbuildings			26,165				Non-AG TOTAL		2.000		38,840	

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from

001913300

Comments:

(Continue on back)

2/15/25

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

2/15

- 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. 12 Day 6 Yr. 2024	4 Date of Deed Mo. 12 Day 4 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Yong Pratt Street or Other Mailing Address 1144 GH Road	
City	State	Zip Code	City Red Cloud
Phone Number			State NE
Email Address N/A			Zip Code 68970
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status		(B) Property Type	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input checked="" type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 210,100.00			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 1144 GH Road Red Cloud, NE 68970		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 15+-			
22 Total purchase price, including any liabilities assumed. 22 \$ 210,100.00			
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 210,100.00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If Yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

sign here
Print or Type Name of Grantee or Authorized Representative
Teresa Theobald
Signature of Grantee or Authorized Representative
Closing Agent
Title
(402) 746-2246
Phone Number
12/6/2024
Date

Register of Deed's Use Only			For Dept. Use Only		
28 Date Deed Recorded Mo. 12 Day 6 Yr. 24	29 Value of Stamp or Exempt Number \$ 474.75	30 Recording Data BR2024, Pg 2162			

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.

Jake H. Yost
370 Trailsend Dr
Torrington CT 06790
860-620-2263

Susan R. Schulz and Robert Schulz
1128 Hwy 136
Red Cloud, NE 68970
402-746-4216

Jerry J Yost and Vicki Yost
2780 Smokey Hill Road
Hastings, NE 68901
402-469-2860

Sally A. Hansen and Dennis J. Hansen
P O Box 264
Red Cloud, NE 68970
402-746-3989

John A Yost
39 East 19th Street, Floor 6
New York, NY 10003
917-375-1308

Jeffrey G. Yost and Cindy Ryman Yost
6810 Ash Hollow Lane
Lincoln, NE 68516
402-525-2550

All that part of County Surveyor's Lot 29, lying South of the Bostwick Irrigation District Canal right-of-way in the Northeast Quarter of Section 35; all of County Surveyor's Lot 34, and all that part of County Surveyor's Lot 30 lying South of the Bostwick Irrigation District Canal right-of-way, all in the Northwest Quarter of Section 35; all in Township 2 North Range 11 West of the 6th P.M., Webster County, Nebraska

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 16 day
of Dec A.D., 2024, at 3:52
o'clock PM. Recorded in Book 2024
on Page 2162-2166
Andrew Huang County Clerk
34.00 Assessor AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>12-6-24</u>	By <u>AD</u>
\$ <u>474.75</u>	

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

WARRANTY DEED

Jake H Yost, a married person and resident of Connecticut, Susan R. Schulz and Robert Schulz, wife and husband, Jerry J Yost and Vicki Yost, husband and wife, Sally A. Hansen and Dennis J. Hansen, wife and husband, John A Yost, a married person and resident of New York, and Jeffrey G Yost and Cindy Rymen Yost, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Yong Pratt, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of County Surveyor's Lot 29, lying South of the Bostwick Irrigation District Canal right-of-way in the Northeast Quarter of Section 35; all of County Surveyor's Lot 34, and all that part of County Surveyor's Lot 30 lying South of the Bostwick Irrigation District Canal right-of-way, all in the Northwest Quarter of Section 35; all in Township 2 North Range 11 West of the 6th P.M., Webster County, Nebraska

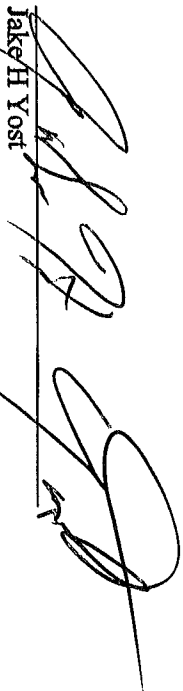
Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed

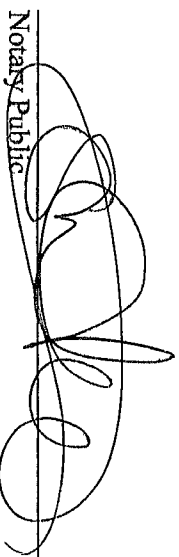
Dec. 4

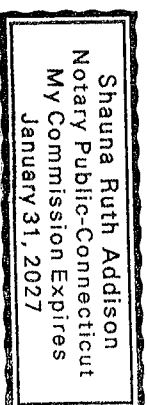
, 2024.


Jake H Yost

STATE OF CONNECTICUT)
) ss. Torrington
COUNTY OF Litchfield)

The foregoing instrument was acknowledged before me on November 24, 2024 by
Jake H Yost, a married person.


Notary Public

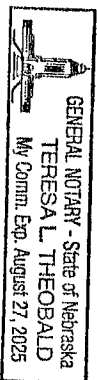




John A Yost

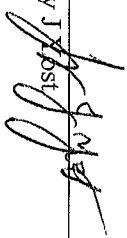
STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on November 22, 2024 by
John A Yost, a married person.





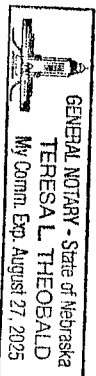
Notary Public

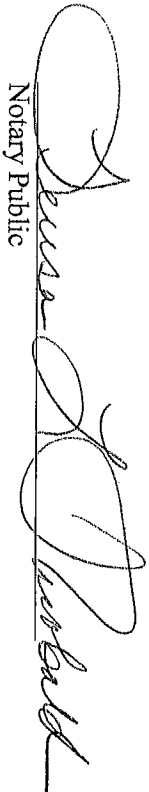
 _____
Jerry J Yost

 _____
Vicki Yost

STATE OF NEBRASKA)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me on December 3, 2043 by
Jerry J Yost and Vicki Yost, husband and wife.



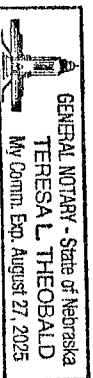


Notary Public


Susan R. Schulz
Robert Schulz


STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 26, 2024 by Susan R. Schulz and Robert Schulz, wife and husband.



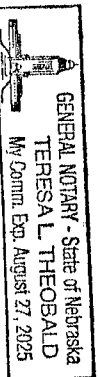
Anna O. Kahl
Notary Public


Sally A. Hansen


Dennis J. Hansen

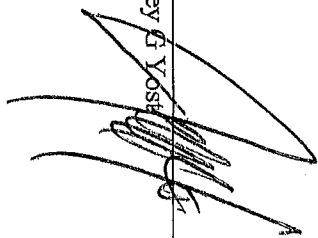
STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on *December 2, 2024* by Sally A. Hansen and Dennis J. Hansen, wife and husband.

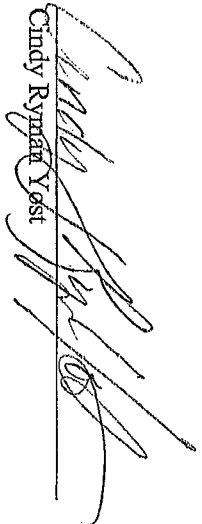


Jason T. Richard
Notary Public

Jeffrey G Yost

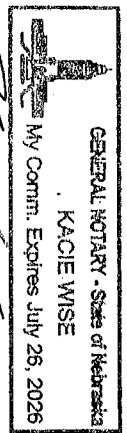


Cindy Ryman Yost



STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on 12 | 4, 2024 by
Jeffrey G Yost and Cindy Ryman Yost, husband and wife.



Kacie Wise
Notary Public