Residential & Commercial Sales Worksheet

Cnty No. Book	k Page	Sale Date	Date			School District Code	rict Code		
91 2024		10/15/2024		Base: 91-0002		Affiliated:		Unified:	
Location D	Sale Number	Useability & Code#	ዩ Code#			Parcel Number	umber		
000167100	206	4	05	GeoCde Twn	Rng	Sect Ort	Subdiv	Area Blk	Parcel
Dat	Date of Sale Assessed Value	Value		4491	_	00 0	10105	800	0000
Land	Improvements	Total	al		Date of Sale Property Classification Code	e Property	Classificat	ion Code	23
4,375	184,735		189,110	Status F	Property Type	Zoning	Location	City Size	Parcel Size
Assessor Location:	RED CLOUD (F	(RC)		A) 1 B)	01	0 1	D) 1	E) 6	F) 2
			Residential				Commercia	al	
Multi	Multiple Improvements:	Multiple. Improvements. :	ments. :		Multiple. Im	Multiple. Improvements. :			
<u> </u>		Construction Date:	1981		Construction Date:	Date:			
	Floor:	Floor Sq. Ft. :	1,512	2	Floor Sq. Ft. :				
1	Building Cost New:	Cost:	246,965	G	Cost:				concluding and because of the Manageria
Fai	01	lential _	ndition: 35		Commerci	Commercial Occupancy Code:	y Code:	2	
(101) He One Story		(20) Bad	Badly Worn		Commerci	Commercial Construction Class:	nction Class:	Outer.	
		Œ	Average		(i) 🗆 I	Fireproof Structural Steel Frame	otural Steel		
1 1		(40) 🖼 Good)d		(2) I	Reinforced Concrete Frame	oncrete Fran	ক	
(104) 🗆 1 1/2 Story		(50) 🗆 Ver	Very Good		(3) 🗆 1	Masonry Bearing Walls	ring Walls		
(111) Bi-Level		(60) 🗆 Exc	Excellent		-	Wood or Steel Framed Ext.	l Framed Ex	t. Walls	
(106) Other)		ı 🗆	Metal Frame and Walls	and Walls		
I ownhouse or Duplex Style:		entia	ality: 50		(e)	☐ Pole Frame			
			7		Cost Rank:		 Cα	ditio	
-						WO	(10)		Wom Out
(307) 🗆 1 1/2 Story		(30) H Ave	Average		(20) 🗆 /	Average			Badly Worn
(308) □ Split Level		(40) □ Good	ď		(30) 🗆 /	☐ Above Average			rage
1			Very Good		(±6)	High	(40)		C.
(304) One Story Duplex	plex	(60) 🗆 Exc	Excellent				(50)	3 G	Very Good
(200) III A (100 2004) IV	7					1000 1000 1000 1000 1000 1000 1000 100		I	
Assessor's Adjustment to Sale Price (+ or -):	ment to Sale Pi	ice (+ or -):							
OCD. TO ANGEED BETWEEN EY GDOTTO	and Keason for A	T-GBOILGE							
QCD; TRANSFER BETWEEN EX-SPOUSE	R BETWEEN E	(-SPOUSE							
Comments from		WATER AND THE PROPERTY OF THE		Com	Comments:				
000167100									
								6	rtinus on book
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LION OF THE Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

FORM 521

14 What is the current market value of the convey and the current parcel of land?

16 Does this conveyance divide a current parcel of land? 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 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Minden 18a 11 Was ownership transferred in full? (If No, explain the division.) Street or Other Mailing Address 333 West 2nd Street 5 Grantor's Name, Address, and Telephone (Please Print) 23 Was non-real property included in the purchase?
C100

24 Adjusted purchase price paid for real estate (line 22 minus line 23)
C100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a
25 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Email Address Phone Number Grantor's Name (Seller) Cassandra A. Olson sign 21 If agricultural, list total number of acres transferred in this transaction 8 Type of Deed here 22 Total purchase price, including any liabilities assumed...... County Name Address of Property
142 N. Franklin Property Classification Number. Check one box in categories A Mo Date Deed Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 27 Red Cloud, NE 68959 (A) Status ₹ Yes No address assigned ☐ Yes Improved DEPARTMENT OF REVENUE Buyer Yes Unimproved Cemetery Bill of Sale Hecordec 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

Phone I

Phone I Day **₹** No No Webster - 91 N 8 S Death Certificate – Transfer on Death Corrective Conservator • 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. Single Family ا ۲. Multi-Family Aunt or Uncle to Niece or Nephew Brothers and Sisters 24 18b | Vacant land **Authorized Representative** 10 Type of Transfer 29 Court Decree County Number Value ₩ _Auction Exempt # Register Industrial Recreational Agricultural Exchange Easement Distribution Executor <u>S</u> Easement Distribution of Deed's Use Only and B. Check C if property is also a mobile home. Zip Code 68959 Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Gift Grantor Trust Foreclosure Mineral Lease (B) Property Type Red Cloud Street or Other Mailing Address 142 N. Franklin 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Phone Number Grantee's Name (Buyer)
Wesley J. Olson Email Address 8 Wesley J. Olson 19 Name and Address of Person to Whom the Tax Statement Should be Sent Red Cloud, NE 68959 142 N. Franklin Mineral Interests-Producing Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition 0]Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the Day _ Yes S No Quit Claim Partition 3 Personal Rep. Self | ;< Step-parent and Step-child Spouse 72 Satisfaction of Contract is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Sale 69 ☐Revocable Trust] No 2024 3068 Warranty ___Sheriff ___Trust∕Trustee 4 Date of Deed Mo. 10 Exempt Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State Assessed 22 \$ Other Other (Explain) Other Day Trustee to Beneficiary Transfer on Death 15 Date For Dept. Use Only Phone Number Mobile Home eg eg <u>`</u> 2lp Code 68970 intended use.) 2024 <u>0</u> 0,00 S No

9

State of Nebraska ss. County of Webster

On Page Charles Haves Entered on the numerical index and filed for record in the Clerk's office of said county this day o'clock_ 悥 _comp_ DM. Recorded in Book 2024 A.D., 20 34 at 1 Assessor_ County Clerk Carded

> NEBRASKA DOCUMENTARY STAMP TAX_,, S# YABY

RETURN TO: 142 N. Franklin Red Cloud, NE 68970 Wesley J. Olson

QUITCLAIM DEED

Dissolution in Webster County District Court, Case No. CI21-69 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): one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of CASSANDRA A. OLSON, former spouse of the grantee, GRANTOR, whether

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

and

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

Executed:

Cassandra A. Olson Chadanana

STATE OF NEBRASKA

COUNTY OF Kolewas SS

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

GENERAL NOTARY - State of Nebraska LISA BETTY My Comm. Exp. November 3, 2024

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)									1400	000514400
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						îr -):	ice (+ c	it to Sale Pi	Assessor's Adjustment to Sale Price (+ or -):	Assessor
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		000				Very Good			2 1/2 Story	- 1
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	ete Frame	Reinforced Concrete Frame	□ Reinfc	(2)		Good	(40) _□		Split Level	(103) 🗆 S
ne	Fireproof Structural Steel Frame	oof Structu	□ Firepro	8		Average	(30) E		Two Story	(102) 🗆 T
	147.742	Commercial Construction Class:	ercial Co	Comm		Badly Worn	(20) 🖼		One Story	(101) 🖼 O
Other2:		Other1:	7.	Primary:		Worn Out	(10)		Mobile Home	(100) 🗆 N
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	Commercial	Co				Residential				
7 F) 1) 1 E	1 D)	9	01	A) 1 B)			DEN (BLA)	Assessor Location: BLADEN	Assessor I
City Size Parcel Size	Location (Zoning I		Property Type	Status F	54,505		53,605	900	
1 Code	Date of Sale Property Classification Code	operty Cl	Sale Pro	Date of		Total		Improvements		Land
001 0000	30030	0 30	00		4131		Value	Date of Sale Assessed Value	Date of S	
Blk Parcel	Subdiv Area	Ort Su	Sect	n Rng	GeoCde Twn		1	207	400	000514400
	ber	Parcel Number	Pa			Useability & Code#	Useabi	Sale Number		Location ID
Unified:	- Ur	ed:	Affiliated:)123	Base: 01-0123	11/19/2024	11	2084	2024	91
	Code	School District Code	Scho			Sale Date		Page	Book	Cnty No.
						Single State of the last of th				

Med NEBRASKA Good Life, Great Service.

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

FORM **521**

The stand will make the responsible trained this statement	The dead will not be recorded unless this element is stand and time 1.77 are accurately considered
1 County Name 2 County Number	å
5 Grantor's Name, Address, and Telephone (Please Print)	Print)
	Grantee's Name (Buyer) Providence Land, LLC
	88
City State Zip Code Bladen NE 68928	State Zip Co NE 68928
nber 01-8248	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No. 1402) 469-6784 If Yes, is the grantee a 509(a) foundation? Yes No.
Email Address n/a	
perty Classification Number. Check one box in categories A and B. Check (
	State Assessed
☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
Conservator Distribution	Land Contract/Memo Partition Sheriff Other O
Cemetery Death Certificate – Transfer on Death Executor M	✓ Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	Foreclosure I irrevocable Trust Revocable Trust Transfer on Death Gift I Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange	Grantor Trust Partition Satisfaction of Contract Other (Explain)
Ves No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other
☐ Ex-spouse ☐ Parents and Child	Parents and Child Step-parent and Step-child
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.) \[\sum_{\text{Yes}} \sum_{\text{No}} \sigma_{\text{No}} \sigma_{\text
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Adams Land Title Co No
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)
18a No address assigned 18b Vacant land	
Lot Eight (8), Block One (1), Spence and Bennett's	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	13 13 15 15
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Dusty S. McKenna	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. [402] 463-4198
Sign Just Shr Venance of Grantee or Authorized Representative	Title/Escrow Agent 11/19/2024
or Authorized Represe	0
d Recorded 29 Value of	Recording Data
Mo. 1 Day 1 Yr. 2 \$ 9	DK 3034, 72 d084 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
TOTM NO. 95-259-2008 /-2024 Hev. Gupersedes 95-259-2008 10-2020	

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

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/19/24 By AS

191.25

Bk 2024, Pg 2084

State of Nebraska scounty of Webster ss

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 P.M. Recorded in Book 2024 on Page 2084

Electronically Recorded ee: \$10.00 Dispury By: AS Deputy County Clerk

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

Warranty Deed

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

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

GRANTOR covenants with GRANTEE that GRANTOR:

- \equiv is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, assessments; covenants and restrictions of record and subject to all regular taxes and special
- \overline{G} has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all persons

On this STATE OF NEBRASKA COUNTY OF Executed 1945 day of November GENERAL NOTARY - State of Nebraska DUSTY S. MCKENNA My Comm. Exp. August 8, 2027 Hdame 2024, before me personally appeared Benjamin Joseph Christ. Notary Publiq setjamin <

McKenna

Residential & Commercial Sales Worksheet

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				ıts:	Comments:					m0"	Comments from
							χ.Τ.Χ	10 6	ANUFERKE	QCU; PROPERTY TRANSFERRED TO CITY	14 (CD)
								justment:	eason for Ad	Assessor Comments and Reason for Adjustment:	Assessor Co
							-):	ce (+ or	to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
□ Excellent	(60)				A.					Two Story Duplex	(305) □ Two
□ Very Good	(50) I				1		Excellent	(60) 🗆]		One Story Duplex	(304) 🗆 One
☐ Good	(40)		High	(40) 🗆 1	•		Very Good	(50) 🗆 1		2 1/2 Story	(309) 🗆 21/
□ Average	(30)	erage	☐ Above Average	(30) 🗆 ,	0		Good	(40) 🗆 (1	Split Level	(308) 🗆 Spli
□ Badly Worn	(20)		Average	(20)			Average	(30) 🖼	_	1 1/2 Story	(307) 🗆 11/
□ Worn Out	1		Low	(10)			Fair	(20) 🗆]		Two Story	(302) □ Two
dition:	Condi		Cost Rank:	ost Rank	റ		Low	(10)		One Story	(301) 🗆 One
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	SIIIs	Metal Frame and Walls	Metal Fran	(5)						4	(106) □ Other
Walls	ed Ext. W	Wood or Steel Framed Ext.	Wood or S	(A)			Excellent	(60)		Bi-Level	(111) 🗆 많고
	alls	Masonry Bearing Walls	Masonry I	3			Very Good	(50) 🗆 .		1 1/2 Story	(104) 🗆 11/
	Frame	Reinforced Concrete Frame	Reinforce	(2)			Good	(40)		Split Level	(103) 🗆 Spli
ne		Fireproof Structural Steel Frame	Fireproof	(1)			Average	(30)		Two Story	(102) □ Two
		Commercial Construction Class:	ial Constr	ommerci	O.		Badly Worn	(20) 😖	_	One Story	(101) 🗷 One
Other2:		Other1:		Primary:	÷P		Worn Out	(10)		Mobile Home	(100) □ Mol
		Commercial Occupancy Code:	ial Occup	ommerci	C		Residential Condition: 20	Residential	-	Style: 101	Single Family Style: 101
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			;,	Floor Sq. Ft. :	Ð	918		Floor Sq. Ft. :			
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		•	Multiple. Improvements. :	lultiple. Im	M		rovements.:	Multiple. Improvements. :	_	Multiple Improvements:	
	Commercial	Com					Residential				
6 F) 2	1 E)	D)	0 1	01	В)	A) 1		ŗ,	HILL (BH)	Assessor Location: BLUE	Assessor Lo
City Size Parcel Size	25233	g Location	Zoning	Property Type	Prop	Status	41,465		37,895	3,570	ω
ı Code	ification	Date of Sale Property Classification Code	le Prope	te of Sa	Da		Total	100	Improvements	Imp	Land
002 0000)5	20005	00 0			4133		/alue	Date of Sale Assessed Value	Date of Sa	
Blk Parcel	iv Area	t Subdiv	Sect Ort	Rag	Twn	GeoCde	06	4	210		000301300
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Unified:	Uh		Affiliated:		91-0074	Base:	11/18/2024	11/:	2094	2024	91
	ode	School District Code	School I				Sale Date	S	Page	Book	Cnty No.
A CHARLES OF CHARLES OF CHARLES OF CHARLES OF CHARLES OF CHARLES OF CHARLES											

(pdp) NEBRASKA-

Real Estate Transfer Statement with the Register of Deeds. Read instructions on reverse side.

521

	30 Recording Data CK VOL 7 VAL	28 Date Deed Recorded 29 Value of Stamp or Exempt Number
For Dept. Use Only	nlv	
Date	Title	nere Signature of Granlee or Authorized Representative
Phone Number 11/12/2024	Mayor of City of Blue Hill	Sign Print of Type Name of Grantey or Authorized Representative
(402) 756-2056	that it is, to the best of my knowledge and belief, true, complete, ar	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 (402)
e ballistic missile field? (See Instructions)	located within a county or other geographic area with an active air force ballistic mix	26 Is an affidavit as described in Neb. Rev. Stat. § 75-2,141 required because the property is located Yes Vo No 27 If yes, is the required affidavit attached to this filing? Yes No
3,000,00	23	Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions). 24 Adjusted purchase price paid for real estate (line 22 minus line 23)
3,000,00	22 %	22 Total purchase price, including any liabilities assumed
2 22222		21 If agricultural, list total number of acres transferred in this transaction
3lue Hill, Webster County,	Seven (7) and Eight (8), Block Two (2), Original Town of Blue Hill,	20 Légai Description (Attach additional pages, if needed.) The South Ninety-one (91) feet of Lot's Six (6), Seven (7) and E Nebraska
	Blue Hill, NE 68930	18a No address assigned 18b Vacant land
	ITY OF BLUE HILL	
ould be Sent	of the agent or true company contact.) Yes	☐ Yes ☑ No 18 Address of Property
company? (If Yes, include the name	state agent or a title	16 Dees this conveyance divide a current parcel of land?
ount and interest rate.)	15 Was the mortgage assumed? (If Yes, state the amount and in	14 What is the current market value of the real property? 38,000.00
	Step-parent and Step-child	
	Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse	Aunt or Uncle to Niece or Nephew
THE REPORT OF THE PARTY OF THE	check the appropriate box.)	ansier
use? (If No, state the intended use.)	12 Was real estate purchased for same use? (If No	11 Was ownership transferred in full? (If No, explain the division.) V Yes
Other (Explain)	Satisfaction of Contrac	lo Court Decree Exchange
Transfer on Death Trustee to Beneficiary	Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Trau Gift ☐ I ife Estate ✔ Sale ☐ Trus	
ther	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement La Cemetery Death Certificate – Transfer on Death Executor M
		Commercial Recreational
WOOD TO THE	Mineral Interests-Nonproducing State Assessed State	☐ Improved ☐ Multi-Family ☐ Agricultural
(C)		(A) Status (E
	cityofbluehill@gmail.com	cityofbluehill@gmail.com cityofbluehill@gmail.com
lation? Yes No	(402) 756-2056 If Yes, is the grantee a 509(a) foundation?	(402) S02-1000
68930 1 Yes		City State 210 Code Omaha NE 68114
Zio Code	OX 277	
	Grantee's Name (Buyer) CITY OF BLUE HILL	Grantor's Name (Seller) GTP TLC REO P, LLC
	ss, and Telephone (Please I	5 Grantor's Name, Address, and Telephone (Please Print)
18 fr. 2024	Mo. 11 Day 18 Yr. 2024 Mo. 11 Day 18	1 County Name Webster - 91
The second secon	deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	The
120	 If additional space is needed, add an attachment and identify the applicable item number. 	• To be filed with the Hegister of Deeds. • He person of Revenue • If additional space is needed, add an attach
グ 20 10 10 10 10 10 10 10 10 10 10 10 10 10	ransfer Statement 210	Real Estate Tr

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

Carded	Assessor	Computer	Index
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/19/24

.75

Bk 2024, Pg 2094

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 03:36 o'clock PM. Recorded in Book 2024 on Page 2094

Distart County Clerk

Fee: \$10.00 By: AS Electronically Recorded Deputy

Return to: City of Blue Hill., P.O. BOX 277, Blue Hill, NE 68930

QUIT CLAIM DEED

in Webster County, NE acknowledged, conveys and Quit Claims to CITY OF BLUE HILL, NEBRASKA, a Municipal Corporation GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in consideration of Ten Dollars and other valuable consideration receipt of which is hereby THE GRANTOR, to GTP TLC REO P, LLC, A Nebraska Limited Liability Company,

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

More commonly known as 305 NE Railway St, Blue Hill, NE, 68930.

On b of Mayeume, 2024 before me, a Notary Public in personally came the above named Jared W. Hollinger, Manager of GTP T Nebraska Limited Liability Company, who is personally known to me to be whose name is affixed to the above instrument as grantor and he acknowledge be his voluntary act and deed and the voluntary act and deed of said company.	COUNTY OF DOUGLAS) ss.	STATE OF NEBRASKA)		Executed: 1 /18/24
On ly of Manager, 2024 before me, a Notary Public in and for said County, personally came the above named Jared W. Hellinger, Manager of GTP TLC REO P, LLC, A Nebraska Limited Liability Company, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and he acknowledged said instrument to be his voluntary act and deed and the voluntary act and deed of said company.			By. Janes W. Hoffinger, Manager	By: GTP TLC REO P. LLC, A Nebraska Limited Liability Company

WITNESS my hand and notarial seal the date last aforesaid

KALI R GILBERT
General Notary - State of Nebraska
My Commission Expires May 13, 2027

Notary Public

Kar ર્જ જ

My Commission Expires: 512127

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sal	Sale Date			Scho	ol Distri	School District Code			
91	2024	2085	3/15	3/15/2024	Base: 91	91-0002	Affiliated:	ted:		Unified:	••	
Location ID	e L	Sale Number	Useability & Code #	& Code#			P	Parcel Number	mber			
000127100		208	Р		GeoCde	Twn Rng	Sect	Qrt	Subdiv	Area, B	BIK	Parcel
	Date of Sa	Date of Sale Assessed Value	Value		4371		00	0 1	10020	0.	011	0000
Land	Impi	Improvements	 T	Total		Date	Date of Sale Property Classificati	operty (lassifica	ion Code	e	
_	1,095	89,675	1000	90,770	Status	Property Type		Zoning	Location	City Size	36/07/55	Parcel Size
Assessor Location:	RED	CLOUD (RC)	C)		A) 1	B) 0	01 🖰	н	D) 1	E) 6	F)	1
				Residential)	Commercial	al		
	Multiple Improvements:		Multiple. Improvements. :	vements.:		Multi	Multiple. Improvements. :	1				
	Constru		Construction Date:	te: 1910	10	Cons	Construction Date :					
		Floor:	Floor Sq. Ft. :	1,350	50	Floor	Floor Sq. Ft. :					
	Building	Building Cost New:	Cost:	162,3	345	Cost:					and the second s	
Single Family Style:	72.5	317	Residential C	Residential Condition: 30)	Com	Commercial Occupancy Code:	cupancy	Code:			
(100) 🗆 Mol	Mobile Home		(10) 🗆 W	Worn Out	i	Primary:	ary:	Other1:	11:		er2:	
	One Story		ם ו	Badly Worn		Com		nstructio	n Class:	1		12
(102) 🗆 Spli	Split Level		(40) D	Good		B E	☐ Reinf	orced Cor	Reinforced Concrete Frame	Te Limite		
	1 1/2 Story			Very Good		(3)	□ Maso	Masonry Bearing Walls	g Walls			
(111) 🏻 평대	Bi-Level		(60) 🗆 E>	Excellent		(□ Wood	or Steel 1	Wood or Steel Framed Ext. Walls	t. Walls		
(106) 🗆 Other	er	and water				(S)	□ Metal	Metal Frame and Walls	d Walls			
Townhouse or	Townhouse or Duplex Style:		Residential Quality: 30	nality: 30		<u> </u> ඉ	□ Pole Frame	frame				and republican specifical and
(301) ☐ One Story	Story		(10) 🗆 Low)W/		Cost	Cost Rank:		Co	Condition:		
(302) □ Two	Two Story		(20) 🗆 Fair	Ħ.		(1 ₀)	(10) 🗆 Low		(10)		Worn Out	
(307) 🗆 1 1/	1 1/2 Story		(30) Æ A	Average		(20)	☐ Average	ige ige	(20)		Badly Worn	
(308) □ Spli	Split Level		(40) D Q	Good		(30)	☐ Above Average	e Average	(30)		Average	
(309) 🗆 21/	2 1/2 Story		(50) U Ve	Very Good		(4 6)	□ High		(40)		Good	
(304) 🗆 One	One Story Duplex		(60) L	Excellent					(50)		Very Good	ď
(305) □ Two	Two Story Duplex	orders to	The state of the s						(60)		Excellent	
Assessor's	Assessor's Adjustment to Sale Price (+ or -):	to Sale Pr	ice (+ or -):								
Assessor Co	Assessor Comments and Reason for Adjustment:	ason for A	ljustment:								į	
JTWD		:										
Comments from	rom				Cı	Comments:						
000127100	00											
					į						Continue	(Continue on back)
										,		,

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement 208 To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the conditional space is needed, add an attachment and identify the conditional space is needed.

FORM **521**

The deed will not be recorded unless this staten 1 County Name WEBSTER - 91	• 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 03 Day 15 Yr. 2024 Mo. 03 Day 20 Day 2	15 Yr. 2024
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	!
McPherson State Zip Gode 67460	Red Cloud	39 diz
(626) NG54-8018	Phone Number 7843 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation?	ation? Yes No
Email Address N/a	Email Address	
ssification Number. Check one	box in categories A and B. Check C if property is also a mobile home. (R) Property Type	(C)
✓ Single Family Industrial Inimproved Multi-Family Agricultural	Mineral Interests-Producing Mineral Interests-Producing Exempt	Mobile Home
Commercial		
	Land Contract/Memo Partition Sheriff Personal Rep. TrustTrustee	Other
Death Certificate – Transfer on Death	Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	sclosure	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If	(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.) Yes ✓No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self Grandbarents and Grandchild ☐ Spouse	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Grandbarents and Grandchild Spouse	er
	Step-parent and Step-child Step-parent and Step-child	and interest rate.)
16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ✓ No	? (If Yes, include the name
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)	Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Eleven (11), Webster County, Nebraska.	Smith and Moore's Addition to	Red Cloud,
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed	22 23	25,000 <u>0</u> 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ion number	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 the correct, and that I am duly authorized to sign his statement. David B. Garwood	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 it. and that I am duly authorized to sign this statement. (402)	omplete, and (402) 746-3613
sign Print or Type Name of Grafice or Authorized Representative here Signature of Grantee or Authorized Representative	Attorney	Phone Number //-/- Date
Register of Deed's Use Only 26 Date Deed Recorded Mo. 11 Day 19 Yr. 34 \$ 56, 25 25 22	28 Resporting Data SKNN14, 12, 3085	For Dept. Use Only
Vebraska Department of Revenue	4	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss.
County of Webster

BOOK JOH PAGE JOBS

County or webser Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of NoU A.D., 2094 at 3:31 o'clock P.M. Recorded in Book 3024

boo than in County Clerk

Comp.

Assessor

Carded.

NEBRASKA DOÇUMENTARY
STAMP TAX
Date 11-19-34
\$ 56-35 By AD

JOINT TENANCY WARRANTY DEED

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

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

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

Executed March 151, 2024.

PATTI J. JORGENSEN

Mindy Komarek, Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
Wy Comm. Exp. Decamber 2, 2026

Comm. expires 17-7-707

Notary Public

Page 1 of 1 pages

Residential & Commercial Sales Worksheet

(Continue on back)				
				000127100
Comments:				Comments from
			RECTION	QCD; TITLE CORRECTION
	**	djustment	Reason for A	Assessor Comments and Reason for Adjustment:
	r-);	rice (+ 0)	ent to Sale Pi	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent			X	(305) 🛘 Two Story Duplex
(50)	Excellent	(60)	*	(304) ☐ One Story Duplex
(40)	Very Good	(50)		(309) 🗆 2 1/2 Story
(30) □ Above Average (30) □ Average	Good	(40)		(308) □ Split Level
(20) □ Average (20) □ Badly Worn	Average	(30) E		(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Worn Out	Fair	(20)		(302) □ Two Story
Cost Rank: Condition:	Low	(10)		(301) ☐ One Story
(6) □ Pole Frame	Residential Quality: 30	Residentia		Cownhouse or Duplex Style:
(5) Metal Frame and Walls				(106) □ Other
(4) Wood or Steel Framed Ext. Walls	Excellent	(60)		(111) □ Bi-Level
(3) Masonry Bearing Walls	Very Good	(50)		(104) 🗆 1 1/2 Story
(2) Reinforced Concrete Frame	Good	(40)		(103) □ Split Level
l 🗮 🗀	Average	(30) 표		(102) □ Two Story
Commercial Construction Class:	Badly Worn	(20)		(101) 🖼 One Story
	Worn Out	(10)		(100) □ Mobile Home
Commercial Occupancy Code:	Residential Condition: 30	Residentia		Single Family Style: 101
Cost:	162,345	Cost:		Bui
Floor Sq. Ft. :	1,350	Floor Sq. Ft. :		
Construction Date :	1Date: 1910	Construction Date:		Col
Multiple. Improvements. :	Multiple. Improvements. :	Multiple. Im	Multiple Improvements:	Multiple
Commercial	Residential			
1 B) 01 C) 1 D) 1 E) 6 F) 1	A)	(RC)	CLOUD	Assessor Location: RED
us Property Type Zoming Location City Size Parcel Size	90,770 Status		89,675	1,095
Date of Sale Property Classification Code	Total		Improvements	Land
1 00 0 10020 011 0000	4371	Value _	Date of Sale Assessed Value	Date o
ie Twn Rng Sect Ort Súbdiv Area Bik Parcel	11 GeoCde	4	209	000127100
Parcel Number	Useability & Code#	Useabil	Sale Number	Location ID S
91-0002 Affiliated: Unified:	3/18/2024 Base:	3/	2086	91 2024
School District Code	Sale Date	2	Page	Cnty No. Book

Good Life. Great Service. NEBRASKA

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

FORM **521**

Register of Deed's Use Only 26 Date Deed Recorded Mo. 1 Day 7r. 24 \$ Examp of Exempt Number 28 Nebraska Department of Revenue Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019 Grantee—Retain a copy of this	l me lon	22 Total purchase price, including any liabilities assumed	18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13) and Fourteen (14), Block Eleven (11), Webster County, Nebraska.	18 Address of Property 842 N Elm St Red Cloud, NE 68970	14 What is the current market value of the real property? \$25,000 16 Does this conveyance divide a current parcel of land? Yes No	elatives, or if to a trustee, are the trustor and Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	AS like- 10 Type of Transfer	8 Type of Deed	(A) Status (B) ✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Email Address Comparing the content of the conte	3295	ey Ave State Zip Code 68803	Grantor's Name (Seller) Celine and Brian Zlomke	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name 2 County Number WEBSTER - 91	
red's Use Only 28 Recording Data	tt it is, to the best of my knowledge and belief, true, comp	Instructions) 22 \$	(11), Smith and Moore's Addition to Red Cloud,	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No	check the appropriate box.) -LLC Self d Spouse Step-parent au	evocable Te Estate artition	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	n/a property is also a mobile home.	ls the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	842 N Elm St. State Zip Code 7.0 King State Zip Code 7	Grantee's Name (Buyer) Toby Jorgensen and Renee Brant Street or Other Mailing Address	tee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 8 Pr. 2024 Mo. 03 Day 18 Yr. 2024	

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the o'clock D.M. Recorded in Book ADAY on Page 3004 Clerk's office of said county this. A.D., 20_ orty this 17 day

phay trang Assessor. County Clerk Deputy _Carded_

dmo

NEBRASKA DOCUMENTARY STAMP TAX 本学品の 4

QUITCLAIM DEED

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

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

Executed March 2024.

Brian Zlomke

Celine Zlomk

STATE OF NEBRASKA, COUNTY OF HALL)

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

Comm. expires 12-1-2024

GENERAL NOTARY - State of Nebraska
KATHLEEN J MUHLBACH
My Comm. Exp. December 1, 2024

Notary Public

Agricultural Land Sales Worksheet

10,0,0					
13 840	13 000	Non-AG TOTAL	1.290		Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites			4D
13,840	1.000	Farm Sites			4D1
	12.000	Roads			3D
698,700	462.000	AG LAND TOTAL			3D1
		Other			2D
2,000	4.000	Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4AI
		3G			3A
4,350	3.000	3G1			3A1
		2G			2A
187,050	129.000	2G1			2A1
49,600	32.000	IG			IA
455,700	294.000	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	1
City Size Parcel Size	Zoning Location	Status Property Type	713,830	1,290	712,540
tion Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 9235	2 00000	4245 3 11 2	alue	Date of Sale Assessed Value	Dat
Area Blk Parcel	Qrt Subdly	GeoCde Iwn Rng Sect	4 05	211	002000500
	Parcel Number		Useability & Code #	Sale Number	Location ID
Unified:	Affiliated:	Base: 01-0123 Aff	11/19/2024	4 2095	91 2024
	School District Code	S	Sale Date	k Page	Cnty No. Book

(Continue on back)	
	002000500 002105600 002106000
Comments:	Comments from Com
	QCD; LIFE ESTATE
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

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

FORM **521**

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records.	Mo. 1 Day 2 Yr. 24 SEXEMPT 50. By 30 Recording Data Nebraska Department of Bevenue.	Register of Deed's Use Only	here 'Signature of Grantee or Authorized Representative Title	100	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, and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Gradies of Anthonized Representative	27 If yes, is the required affidavit attached to this filing? Yes No	25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 € . 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active rescribed in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active rescribed in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active	23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) Adjusted purchase price paid for real estate (line 22 minus line 23)	21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	See attached	20 Legal Description (Attach additional pages, if needed.)	Callida	18 Address of Property 19 Name and Address of Rural Camp of Crapt	16 Does this conveyance divide a current parcel of land? Yes No of the agent or title co	951,773.00	Exspouse Parents and Child	nd Sisters	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self	Yes No Reserved Life Estate	Buyer Seller No Court Decree Exchange Grantor Trust Par	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	ficate – Transfer on Death Executor Mineral	8 Type of Deed	IOLL Commercial Recreational Militeral interests Frouthung	Improved Single Family Industrial	(B) P	operty Classification Number. Check one box in categories A and B. Check C if p	ber 1-6862	State Zip Code NE 68950	ner Mailing Address 123	Grantor's Name (Seller) Arthur C. Miller and Sandra D. Miller Grantor's Name (Buyer) Sandra D. Miller	lephone (Please Print)	1 County Name 2 County Number 3 Date of Sale/ Iransier Webster - 91
	V	For Dept. Use Only	Date	11/21/2024	complete, and		air force ballistic missile field? (See Ir	23 \$ 0,00 24 \$ 0,00	22 \$ 0,00			Glaillee	Name and Address of Person to Whom the Tax Statement Should be Sent	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	V No \$%	Step-parent ar		ck the appropriate box.) Self Other	Yes NoNo	Satisfaction of C	table Trust Revocable Trust Transfer on Death		Personal Rep. Trust/Trustee	19-FLOODBUILD	Stat		a mobile home.	62 If Yes, is the grantee a 501(c)(3) organization? Yes No No	State ZIp Co- NE 68970		(Buyer) iller	ess, and Telephone (Please Pr	ranster 4 Date of Deed Day 19 Yr. 2024 Mo. 11 Day 19 Yr. 2024

Eleven (11) West of the 6th P.M., Webster County, Nebraska; The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Four (4) North, Range

The Southwest Quarter (SW¼) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) 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 (SW¼) 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 (NW¼) of Section Two (2), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska 3ss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21% day of Ninkmber A.D., 2021, at 21.4% o'clock D.M. Recorded in Book 2021 or Page 2007

Assessor.

Carded

NEBRASKA DOCUMENTARY

Date 11 31 13037

SEAWNOT TO BY ONA

QUITCLAIM DEED

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. more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable Arthur C. Miller and Sandra D. Miller, husband and wife, GRANTOR, whether one or

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW½) of Section Thirty-five (35), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) 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 (SW¼) 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 (NW¼) 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.

Modhus & Miller Arthur C. Miller

Sandra D. Miller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

13,840	6.000	AL	Non-AG TOTAL	No	24,245			<u>S</u>	Outbuildings
		Other	(SSI	Dwellings
		ation	Recreation						
		Sites	Home Sites		115,500		42.000	\$	
13,840	1.000	Sites	Farm Sites		88,550		32.200	4D1	41
	5.000	Roads	Ŗ					3D	1.3
662,790	314.000	AL	AG LAND TOTAL	AGL				3D1	<u>u</u>
		Other	0					2D	
7,500	15.000	Waste	N					2D1	21
		etion	Accretion		258,500		94.000	וםו	
		mber	Shelterbelt/Timber	7.0				1D1	DRYLAND 11
		<u>4</u> G						4A	
		4G1						4A1	4
49,300	34.000	3G						3A	
10,150	7.000	3G1						3A1	ω
56,550	39.000	2G				,		2A	
29,000	20.000	2G1						2A1	2
4,650	3.000	1G						lA	
43,090	27.800	1G1	GRASSLAND	GR				1A1	IRRIGATED 1
VALUE:	ACRES:		LCG		VALUE:	VΑ	ACRES:		LCG
E) 0 F) 9	5 D) 3	5 C)	B) 0.5	A) 1			Irrigation Type:	Irrigat	
City Size Parcel Size	Zoning Location	200 11 10 20	Property Type	Status	700,875		24,245	0	676,630
ation Code	Date of Sale Property Classification Code	if Sale Pro	Date o		Total	2	Improvements	Im	Land
1 000 0000	4 00000	32	1 12	4493		Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Qrt Subdiv	Sect	Twn Rng	GeoCde	07	4	212		002212000
	Parcel Number	Pai			"Useability & Code#	Useabilit	Sale Number	Sale	Location ID
Unified:	đ:	Affiliated:	91-0002	Base: 9	12/3/2024	12/.	2130	2024	91 2
	School District Code	Schoo			Sale Date	Sa	Page	Book	Cnty No.

	Total Control
	002212000 002212200
Comments:	Comments from
	WD; TRANSFERRED 222/1200 INTEREST
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Mo. 12 Day 3 Yr. 24 \$ 605. 25 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020		under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement. Danielle L. Kelley Print Type Name of Cantee or Authorized Representative Signature of Grantee or Authorized Representative Title	21 If agricultural, list total number of acres transferred in this transaction	136 Road 300 Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) All Their Undivided 2221/200 Interest in and To: The Southeast Quarter (SE'x) of Section Thirty-two (32) and the Southwest Quarter (SW'x) of Section Thirty	268,250.00 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	are the trustor or Nephew	Bill of Sale Conservator C	sification Number. Check one box in categories A and B. Check of the control of the categories A and B. Check of the categories A an	Phone Number Email Address N.A.	Street or Other Mailing Address State Signatur's Name, Address See Attachment Street or Other Mailing Address State Zin Code	The deed will not be recorded unless this statement of the statement of th	NEBRASKA Good Life. Great Service. To be filed with the Register of Deeds. • Re • If additional space is needed, add an attach
EK 2024, Kg 2130 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	nly For Dept. Use Only 30 Recogning Data ()	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 463-4198 (402) 463-4198 Phone Number Closing Department Manager Title Date	22 \$ 268,250,00	136 Road 300 Red Cloud, NE 68970 I Bb Vacant land Legal Description (Attach additional pages, if needed.) All Their Undivided 222/1,200 Interest in and To: The Southeast Quarter (SEX) of Section Thirty-two (32) and the Southwest Quarter (SW//) of Section Thirty-three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.	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 Name and Address of Person to Whom the Tax Statement Should be Sent	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other Grandparents and Grandchild Spouse Step-parent and Step-child Step-parent and Step-child Other Other	Land Contract/Memo Partition Sheriff Other Cher Trust/Trustee Personal Rep. Trust/Trustee Quit Claim Warranty Transfer on Death Cher Trust Transfer on Death Trust Tru		Smith Center Smith Center KS 66967 Fhone Number (402) 440-1063 If Yes, is the grantee a 501(c)(3) organization? Email Address N.A.	Buyer) Hyer) Buyer) Buyer) High Address A State State	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer Mo. 12 Day 03 Yr. 2024 6 Grantee's Name Address and Telephone (Please Print)	Real Estate Transfer Statement 2000 FORM To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

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

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

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

605.25 By AS

Date: 12/03/24

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

Fee: \$46.00 By: AS Electronically Recorded Deputy County Clerk

Disseryth

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

Warranty Deed

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

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

(SW½) of Section Thirty-three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. The Southeast Quarter (SE%) of Section Thirty-two (32) and the Southwest Quarter

GRANTORS covenant with GRANTEES that GRANTORS:

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

On this 22nd day of Newsember, 2024, before me personally appeared Brad Holtzen and Jill Blair. GENERAL NOTARY- State of Nebraska DUSTY'S, MCKENNA NOTARY Public DuSty'S, McKenna	STATE OF NEBRASKA COUNTY OF Adams SSS SUITED THE STATE OF NEBRASKA STATE OF NEBRASKA SSS SOUTH THE STATE OF NEBRASKA	Executed 11-22-24 Brad Holtzen
--	--	--------------------------------

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2027

On this 22 day of November	COUNTY OF Woodbury	STATE OF IOWA		Executed 11/22/2024
2024, before me personally appeared Rick Holtzen	SS		Rick Holtzen	

Notary Public - Simon SIECTION

SIMON SLECHTA Notarial Seal - Iowa Commission Number 859585 My Commission Expires Oct 10, 2027

Executed //

Thomas L. Holtzen

STATE OF WISCONSIN

COUNTY OF Warkegh

day of Moulerhan $_{2}$, $_{2}$ before me personally appeared **Thomas L. Holtzen**

A. Fair ... Rosay Public -

Exfires 09-26-2026

_	xecuted
	26
(2024

Jon Holtzen

STATE OF COLORADO

COUNTY OF E Paso

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

ELISSA GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234016718
MY COMMISSION EXPIRES MAY 04, 2027

Wotary Public - Elissa Garcia

Executed Marcindrel 26, 2021.

Kenyon Schuett

Nebroska
STATE OF NORTH CAROLINA
COUNTY OF HOOMS

ss

on this 21th day of NOvember 2024 , before me personally appeared Kenyon Schuett.

GENERAL NOTARY - State of Nebraska CARILA JACKSON
My Comm. Exp. July 8, 2025

Notary Public Orla Jackson

Executed Movember 26,2024

Roger Schuett

Sally L. Schuett

STATE OF NEBRASKA

COUNTY OF MELLICK

SSS

On this Morent day of MOVEMDEC _ 20 pH, before me personally appeared Roger Schuett and

GENERAL NOTARY - State of Nebraska
KASSANDRA J. BLODGETT
My Comm. Exp. December 1, 2027

Kassandra J. Bladgett

Agricultural Land Sales Worksheet

C/T/7C	0.000		MILO TOTAL	HONT	CT / 107		Simmon	Cue
100	3		TATOT OA	NI	20 775		wilding	Christ Christ
			Other		83,835		Dwellings	_
			Recreation					
32,175	3.300		Home Sites				1 D	
			Farm Sites				<u>4D1</u>	
			Roads				3D	
			AG LAND TOTAL	AG L			3D1	
			Other				2D	
-			Waste				2D1	
			Accretion		·		ΙĐ	
			Shelterbelt/Timber	SI) IDI	DRYLAND
			4 G				4A	
			4G1				4A1	
			3G				3A	
			3G1				3A1	
			2G				2A	
	:		2G1				2A1	
			1G				1A	
			GRASSLAND 1G1	GR.			D IAI	IRRIGATED
VALUE:	ES:	ACRES:	LCG		VALUE:	ACRES:		ĐOI
0 F) 5	D) 2 E)	C) 5	в) 01	A) 1		Irrigation Type:	lmi,	
City Size Parcel Size	Location	Zoning	Property Type	Status	136,725	104,550	,175	32,
ution Code	Classification	Date of Sale Property Classifice	Date of Sa		Total	Improvements		Land
000 9060	00000	35 3	2 11 :	4371	/alue	Date of Sale Assessed Value	Date of	
a Bik Parcel	Subdiv Area	Sect Ort	Twn Rng	GeoCde	Н	213	00	001915600
	umber	Parcel Number			Useability & Code#	Sale Number		Location ID
Unified:	u	Affiliated:	91-0002 A	Base: 9	12/2/2024	2139	2024	91
	rict Code	School District Code			Sale Date	Page	Book	Cnty No.

Color of the Color Good Life, Great Service. NEBRASKA

Real Estate Transfer Statement

FORM **521**

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

		28 Date Deed Recorded 29 Value of Stamp or Exempt Number
For Dept. Use Only	rister of Deed's Use Only	
Date	Title	Signature of Grantee or Authorized Representative
Phone Number	Grantee	sign Trayor Type Name of Authorized Representative
(913) 705-0235	ent.	am out aumor
and correct,	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,	Under penalties of law, I declare that I have ex
nssile field? (See Instructions)	Is an affidavit as described in Neb Rev. Stat. § 76-2 141 required because the property is located within a countly or other geographic area with an active air force ballistic missale field? (See Instructions) 17 Yes No	
220,000,00	h Itemized list,) (<u>see instructions</u>)	→ Yes
220,000;00	22 5	22 Total purchase price, including any liabilities assumed 23 Was pon-real property included in the purchase?
	ansaction	Attached Attached 21 If agricultural, list total number of acres transferred in this transaction
- A skiller and		18a No address assigned 18b Vacant land
tatement Should be Sent	68970 See #6 Above	18 Address of Property 1110 Highway 136, Red Cloud, NE
Expo Realty No	was transfer through a real estate agent or a little of the agent or title company contact.) Yes	16 Does this conveyance divide a current parcel of land? Yes V No
interest rate.)	Was the mortgage assumed? (if Yes, state the an	14 What is the current market value of the real property? 220,000.00
	Parents and Child Step-parent and Step-child	□ Ex-spouse
	The industrial dentificaty retaines; (if rest, the table of the control of the co	Yes No Aunt or Uncle to Nicce or Nephew
		▽ Yes □ No
Other (Explain)If No, state the intended use.)	Exchange Grantor Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use? (Buyer Seller No Court Decree 11 Was ownership transferred in full? (If No, explain the division.)
Trustee to Beneficiary	n Foreclosure Imevocable Trust Revocable Trust Gift Sale	2 2 2 2
	Mineral Quit Claim Warranty	cale -
Xther	Distribution Land Contract/Memo Partition Sheriff Other	
	Agricultural	Onimproved Multi-Hamily A
Mobile Home		d Single Family
(0)	Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile nome. (A) Status (B) Property Type	7 Property Classification Number, Check one box in cates (A) Status
	N/A N/A	Email Address N/A
dation? Yes VNo		Phone Number 930-3835
68970		City Minden State Of State Of E
	Street or Other Mailing Address 1110 Highway 136	Street or Other Mailing Address
	Granlee's Name (Buyer) Zachary L. Martin	Grantor's Name (Seller) Joev M. Peters & Candace L. Peters
	ee's Name, Address, and Telephone (Please P	
ed	3 Date of Sale/Transfer 4 Date of Deed Mo. 11 Day る Yr. シチ Mo. 11 Day る	1 County Name 2 County Number Webster - 91
	1-27 are accurately con	The deed will not be recorded to the second of the second

EXHIBIT A

PROPERTY DESCRIPTION

County Surveyor's Lot Eighteen (18), being part of the Southwest Quarter (SW¼) 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.

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

495.00 Ву

Date: 12/04/24

Bk 2024, Pg 2139

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

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

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 one or more, defined in Neb, Rev. Stat. 76-201): Joey M. Peters and Candace L. Peters, a married couple, herein called the GRANTOR, whether in consideration of One Dollar (\$1.00) and other valuable consideration received from

Deed Book 25, Page 339. County Surveyor's Lot Eighteen (18), being part of the Southwest Quarter (SW%) 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

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 2015 day of NOVember 2024

Joéy M. Peters

Candace L. Peters and accord

STATE OF NEBRASKA)

foregoing instrument was acknowledged

acknowledged

before

Peters, a married couple

GENERAL NOTARY - State of Nebraska DAWN G. THOMPSON My Cenan, Esp. Movember 12, 2025

NOTARY PUBLIC MARTINAL

Page 1 of 1 H1889

Residential & Commercial Sales Worksheet

Comments:			
l omments:			000137900
			Comments from
	Or Adjustment:	Assessor Comments and Reason for Adjustment: NOTICE OF SALE AGMT: CONTRACT	Assessor Comm
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Ac
(60) □ Excellent		ry Duplex	(305) □ Two Story Duplex
(50) □ Very Good	(60) Excellent	One Story Duplex	(304) □ One Sto
(40) □ High (40) □ Good	(50) 🖼 Very Good		(309) 🗆 2 1/2 Story
(30) □ Above Average (30) □ Average	(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30) □ Average		(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Worn Out	(20) 🗆 Fair		(302) □ Two Story
Cost Rank: Condition:	(10) □ Low		(301) ☐ One Story
(6) 🏻 Pole Frame	Residential Quality: 50		Townhouse or Duplex Style:
(5) Metal Frame and Walls			(106) □ Other
(4) U Wood or Steel Framed Ext. Walls	(60) Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) □ Very Good		(104) 🖼 1 1/2 Story
(2) Reinforced Concrete Frame	(40) 🖼 Good		(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) 🗷 Average		(102) □ Two Story
Commercial Construction Class:	(20) □ Badly Worn		(101) □ One Story
Primary: Other1: Other2:	(10)	me	(100) Mobile Home
Commercial Occupancy Code:	Residential Condition: 35	104	Single Family Style:
Cost:	Cost: 178,005		
	Floor Sq. Ft.: 1,278		
Construction Date:	Construction Date: 1906		
Multiple. Improvements.:	Multiple. Improvements.:	Multiple Improvements:	
Commercial	Residential		
) 1 B) 01 C) 1 D) 1 E) 6	C) A)	on: RED CLOUD (RC)	Assessor Location:
Status Property Type Zoming Location City Size	165,765	5 163,850	1,915
Date of Sale Property Classification Code	Total	Improvements	Land
4371 00 0 10025 004		Date of Sale Assessed Value	
GeoCde Twn Rng Sect Ort Subdiv Area Blk	4 01 0	214	000137900
Parcel Number	Useability & Code#	Sale Number	Location ID
Base: 91-0002 Affiliated: Unified:	5/20/2007 E	2024 2167	91
School District Code	Sale Date	Book Page	Cnty No.
School District Code 91-0002 Affiliated:	6 5,5	e 7	Book 2024

NEBRASKA
Good Life, Great Service.

BEDARTHENT OF REVENUE

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

521

and that I am duly authorized to sign this examined in statement. David B. Garwood Print of type Name of Grantee or Authorized Representative Print of type Name of Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only Representative Register of Deed's Use Only Regist	21 If agricultural, list total number of acres transferred in this transaction	18 Address of Property 442 West 6th Ave Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska.	14 What is the current market value of the real property? 16 Does this conveyance divide a current parcel of land?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent a	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer	r Distribution Easement	(A) Status (A) Status (B) Property Type (C) Improved Unimproved Mineral Interests-Nonproducing Agricultural OCAL COmmercial Agricultural Recreational	Email Address n/a	Healey KS 67850 Phone Number (719) 356-0630	State	Grantor's Manuel (Seller) Grantor's Manuel (Seller) Christopher G & Sheila R Roemer	County Name Selec
Title Register of Deed's Use Only Recorded Day 1	If agricultural, list total number of acres transferred in this transaction Total purchase price, including any liabilities assumed. Ves price, including any liabil	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) Block Four (4), LeDuc's Addition to Red Cloud, Webster County,	imount and interest rate.) 5.875 company? (If Yes, include the	ind Ste	Foreclosure	✓ Land Contract/Memo	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt Exempt		Red Cloud NE 68970 Phone Number Phone Number (402) 746-0333 If Yes, is the grantee a 509(a) foundation? Yes Vivo	er Mailing Address erry St State	Grante's Name (Buyer) Doug Pierce	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed Mo. 02 Day 21 Yr. 2022 Mo. 02 Day 21 Yr. 2022

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of Dec A.D., 20 at a: 54 o'clock P.M. Recorded in Book 20 24 on Page 216 Thrus County Clerk 10.00 Assessor Carded Ind Comp Assessor Carded



NOTICE OF REAL ESTATE SALE AGREEMENT

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

(4), LeDuc's Addition to Red Cloud, Webster County, Nebraska The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of Block Four

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

BUYER:

Doug Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER SS

The foregoing instrument was acknowledged before me on December

2024, by Doug Pierce

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

Expires

Notary Public

Page 1 of 1 pages

Agricultural Land Sales Worksheet

0.010	4.000	THE DESTROY	FO / FO ?		S. Comments
38 840	3 000	Non AC TOTAL	26 165		Onthinildings
		Other	121,460		Dwellings
		Recreation			
25,000	1.000	Home Sites			40
13,840	1.000	Farm Sites			4D1
		Roads			3D
19,635	13.540	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
19,635	13.540	3G1			3A1
		2G			2A
		2G1			2A1
		1G			1A
		GRASSLAND 1G1			IRRIGATED 1A1
YALUE:	ACRES:	LCG	VALUE:	ACRES:	CC
E) 0 F) 7	C) 5 D) 2	A) 1 B) 01		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	206,100	147,625	58,475
ation Code	Date of Sale Property Classifics	Date of Sa	Total	Improvements	Land
000 0000	35 1 00000	4371 2 11 :	alue	Date of Sale Assessed Value	Dat
Area Blk Parcel	Sect Ort Subdiv	GeoCde Twn Rug	1	215	001913300
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0002 A:	12/6/2024	4 2162	91 2024
	School District Code		Sale Date	ι Page	Cnty No. Book

(Continue on back)	
	001913300
Comments:	Comments from C
	WD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):



NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee—Retain a copy of this document for your records. 28 Date Deed Recorded 20 Legal Description (Attach additional pages, if needed.) 18 Address of Property 1144 GH Road 18a No address assigned 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self here 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 21 If agricultural, list total number of acres transferred in this transaction 15+-14 What is the current market value of the real property? 22 Total purchase price, including any liabilities assumed...... 11 Was ownership transferred in full? (If No, explain the division.) Email Address n/a Phone Number City Street or Other Mailing Address 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) see attached 8 Type of Deed Mo. County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. See Attached Red Cloud, NE Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 210,100.00 ✓ Yes Yes (A) Status Improved If yes, is the required affidavit attached to this filing? ē DEPARTMENT OF REVENUE 5 Buyer Bill of Sale Unimproved Cemetery Day Signature of Grantee Print or Type Nam Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

[402] **₹** Webster - 91 No No Seller No Corrective Death Certificate – Transfer on Death Conservator 68970 ≾ The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 4 Ex-spouse Commercial Multi-Family Single Family Brothers and Sisters ne of Grantee or Authorized/Represi 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. かんな 18b Vacant land or Authorized Representative 10 Type of Transfer Distribution Value of Stamp or Exempt Number \$ 474 75 Auction Court Decree County Number 171 Agricultural Industrial Register of Deed's Use Only Exchange Easement Executor No. Easement Distribution Parents and Child Grandparents and Grandchild Zip Code Grantor Trust Git Foreclosure Mineral Lease (B) Property Type Mineral Interests-Producing Email Address City Red Cloud 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Grantee Street or Other Mailing Address 1144 GH Road Grantee's Name (Buyer)
Yong Pratt 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfe Phone Number Mineral Interests-Nonproducing Mo. Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Ruhter Auction No BKabay Partition ∐Life Estate JIrrevocable Trust ☐ Revocable Trust 10,5mg 12 Was real estate purchased for same use? (If No, state the intended use.) Day _ ₹ Yes **₹**] Quit Claim ☐ Partition] Personal Rep. Step-parent and Step-child <u>Ут.</u> 2024 Spouse Satisfaction of Contract Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Agen 3162 ✓ Warranty Sheriff _]Trust/Trustee 4 Date of Deed State As uthorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo State Assessed 22 24 S Other Other (Explain) ☐ Trustee to Beneficiary Day Other Phone Number For Dept. Use Only 12/6/2024 (402) 746-2246 210,100,00 210,100,00 Mobile Home ≾ Zip Code 68970 rés rés 2024 3 **₹**

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-ofway, 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.

o'clock_ Clerk's office of said county this 6 day of No. A.D., 20 34 at 3:53 numerical index and filed for record in the Broom Angraig _dwo_ Assessor_ Recorded in Book 2024 County Clerk

Deputy _Carded_ Deputy

NEBRASKA DOCUMENTARY

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

WARRANTY DEED

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

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

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

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

Executed W.c.

, 2024.

Jake H Yost

STATE OF CONNECTIOUT

COUNTY OF Literaterd) ss. Torrington

The foregoing instrument was acknowledged before me on November Jake H Yost, a married person. 2

, 2024 by

Notary Public

Shauna Ruth Addison Notary Public-Connecticut My Commission Expires January 31, 2027

John A West

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

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

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

Notary Public

Vicki Yost

STATE OF NEBRASKA

COUNTY OF Adam S

ss.

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

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

Notary Public

Susan R. Schulz	Swan A. (Swi) Schill
Robert Schulz	1 Brown Schul

STATE OF NEBRASKA SS.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Susan R. Schulz and Robert Schulz, wife and husband. 16 iconter \mathcal{A} , 2024 by

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

Notary Public

Hańsen

Dennis J. Hansen

STATE OF NEBRASKA

SS.

COUNTY OF WEBSTER

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

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

Notary Public

Jeffrey fi Yossy

Cindy Rypping Yest

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on Jeffrey G Yost and Cindy Ryman Yost, husband and wife.

Communication

, 2024 by

Notary Public

My Comm. Expires July 26, 2026

CENERAL HOTARY - State of Nebrasica KACIE WISE